



**NOTICE OF A VINEYARD  
CITY COUNCIL MEETING  
May 23, 2018 at 6:00 PM**

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Public Notice is hereby given that the Vineyard City Council will hold a regularly scheduled meeting on Wednesday, May 23, 2018, at 6:00 pm in the Vineyard City Hall, 240 East Gammon Road, Vineyard, Utah. The agenda will consist of the following:

[\(clicking on the blue wording will take you to the documents associated with the agenda item.\)](#)

**AGENDA**

**REGULAR SESSION**

**1. CALL TO ORDER**

**INVOCATION/INSPIRATIONAL THOUGHT/PLEDGE OF ALLEGIANCE**

**2. OPEN SESSION – Citizens’ Comments**

(15 minutes)

“Open Session” is defined as time set aside for citizens to express their views for items not on the agenda. Each speaker is limited to three minutes. Because of the need for proper public notice, immediate action **cannot** be taken in the Council Meeting. If action is necessary, the item will be listed on a future agenda, however, the Council may elect to discuss the item if it is an immediate matter of concern.

**3. MAYOR AND COUNCILMEMBERS’ REPORTS/DISCLOSURES/RECUSALS**

**4. STAFF AND COMMISSION REPORTS**

(3 minutes each)

- City Manager/Finance Director – Jacob McHargue
- Public Works Director/Engineer – Don Overson
- City Attorney – David Church
- Utah County Sheriff’s Department – Sergeant Holden Rockwell
- Community Development Director – Morgan Brim &  
Planning Commission Chair – Cristy Welsh
- City Recorder – Pamela Spencer
- Building Official – George Reid
- Water/Parks Manager Sullivan Love - Timpanogos Special Service District - Board Member

**5. CONSENT ITEMS**

- a) [Approval of the May 9, 2018 City Council Meeting Minutes](#)
- b) [Approval of Final Plat Edgewater Phase 13](#)

## **6. MAYOR'S APPOINTMENTS**

No items were submitted.

## **7. BUSINESS ITEMS**

### **7.1 PUBLIC HEARING – Adopted Tentative Fiscal Year 2018-2019 Budget**

The mayor and City Council will hear public comment concerning the adopted Tentative Fiscal Year 2018-2019 Budget. Utah State Code 10-6-115 states that after the conclusion of the public hearing, the mayor and City Council may continue to review the tentative budget.

### **7.2 DISCUSSION AND ACTION – Consultant Fees for Facilitation of a Workshop and Concept Plan Vineyard Front Runner Station and adjacent Town Center property.**

*(15 minutes)*

Consideration of consultant services for facilitation of a design workshop and the creation of a concept plan of the future Vineyard Front Runner Station and adjacent Town Center property. The mayor and City Council will take appropriate action.

## **8. CLOSED SESSION**

The Mayor and City Council pursuant to Utah Code 52-4-205 may vote to go into a closed session for the purpose of:

- (a) discussion of the character, professional competence, or physical or mental health of an individual
- (b) strategy sessions to discuss collective bargaining
- (c) strategy sessions to discuss pending or reasonably imminent litigation
- (d) strategy sessions to discuss the purchase, exchange, or lease of real property
- (e) strategy sessions to discuss the sale of real property

## **9. ADJOURNMENT**

This meeting may be held electronically to allow a councilmember to participate by teleconference.

The next regularly scheduled meeting is June 13, 2018.

The Public is invited to participate in all City Council meetings. In compliance with the Americans with Disabilities Act, individuals needing special accommodations during this meeting should notify the City Recorder at least 24 hours prior to the meeting by calling (801) 226-1929.

I the undersigned duly appointed Recorder for Vineyard, hereby certify that the foregoing notice and agenda was emailed to the Salt Lake Tribune, posted at the Vineyard City Hall, the Vineyard City Offices, the Vineyard website, the Utah Public Notice website, and delivered electronically to city staff and to each member of the Governing Body.

**AGENDA NOTICING COMPLETED ON:** May 21, 2018

**CERTIFIED (NOTICED) BY:** /s/ Pamela Spencer

PAMELA SPENCER, CITY RECORDER

MINUTES OF THE WORK AND REGULAR SESSION  
OF THE VINEYARD CITY COUNCIL MEETING  
240 East Gammon Road, Vineyard, Utah  
May 9, 2018 at 5:06 PM

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**Present**

Mayor Julie Fullmer  
Councilmember Earnest  
Councilmember Tyce Flake  
Councilmember Chris Judd

**Absent**

Councilmember Nate Riley

**Staff Present:** City Manager/Finance Director Jacob McHargue, Public Works Director/Engineer Don Overson, Wastewater Manager Eric Christensen, Sergeant Holden Rockwell with the Utah County Sheriff's Department, Community Development Director Morgan Brim, City Recorder Pamela Spencer, Building Official George Reid, Water/Parks Manager Sullivan Love, Treasurer Mariah Hill, Finance Intern Karuva Kaseke

**Others Present:** Resident and Planning Commissioner Bryce Brady; Residents Jack Holdaway, Clint Harris, and Karen McWhorter

**5:06 PM**                      **WORK SESSION**

**BUDGET DISCUSSION**

The mayor, City Council, and staff will discuss the proposed Tentative Fiscal Year 2018-2019 General and RDA budgets.

Mayor Fullmer turned the time over to City Manager/Finance Director Jacob McHargue.

Mr. McHargue explained the budget process and timeline. He said he should have the certified tax rate by the first part of June and the updated population numbers by the third week in May.

Mr. McHargue explained the revenue projections. The sales tax was half from the state population and half from city population. Half came directly from sales in the city and the other half was from the state pool based on population. He said that for property tax estimates, staff took an average value of residential and commercial buildings. Budgeting \$2 million in property tax revenue for 2019.

Mr. McHargue said that for fee revenues there was no way to determine how many building permits would come in during the 2019 fiscal year. Councilmember Judd asked if there were some bills passed about impact fees. Mr. Reid replied that any revenue from building permits had to go to building permit expenses. Councilmember Judd asked where any excess money would go. Mr. McHargue explained that building expenses could include the building department's portion of administration funds and contract labor.

Mr. McHargue reviewed the budget. Highlights of the presentation were:

**General Fund Overview** – \$5,537,200 which is an increase of 6% from last year.

### **General Fund Revenue**

Property Taxes	36%
Total Licenses and Permits	18%
Total Mixed Revenue	21%
Sales Tax	14%
Franchise Tax	8%
Total Intergovernmental Revenue	5%

Councilmember Judd asked what percentages the city wanted to see. Mr. McHargue replied that they would want to see more sales tax. He explained that the property tax number would go down as the RDA was built out.

### **Tax Revenues**

Property Tax	\$2,000,000
Sales Tax	\$784,400
Franchise Tax	\$311,800

There was a discussion about franchise taxes. Staff would be researching franchise tax revenues.

### **Permit & Fee Revenues**

Building Permits	\$1,000,000
Development Fees	\$450,000
Sanitation Fees	\$243,000 (increased)
Inspection Fees	\$150,000

### **General Fund Expenses**

#### **FY2018 General Fund Expenses**

Public Safety	31%
Building	16%
Administration	15%
Transfers	11%
Public Works	10%
Parks	9%
Sanitation	4%
Contracted Services	3%
Buildings & Grounds	2%

#### **FY2019 General Fund Expenses**

Public Safety	\$1,728,600 (31% of the budget)
Public Works	\$547,700
Sanitation	\$226,900
Parks	\$487,500
Transfers	\$599,300

Mr. McHargue explained that there would be two transfers, one to capital projects and one to utilities.

### **Administration**

Budget	\$840,900
Decreased Overall	\$7,000
Wages & Benefits	\$50,000
(FT) Planning Tech/Code Enforcement Coordinator (possible effective start date July 1)	

## **Contracted Services**

- Budget \$149,800
- Decreased Overall \$50,000
- Engineering Contract – Decreased \$75,000
- Planner Contract – Increased \$25,000 (includes General Plan consulting fees)

There was a discussion about the General Plan fees.

## **Buildings and Grounds**

- Budget \$96,000
- Increased Overall \$9,000
- Maintenance \$19,000
- 2 Trucks \$45,000

The big change for the year was an increase in the fuel charge for the additional vehicles and Public Works equipment they would be purchasing.

## **Building**

- Budget \$860,500
- Increased Overall \$12,100
- Wages & Benefits \$53,000
- (FT) Inspector in Training

There was a consistent need for basic inspections that were currently being handled through contract labor. It would be much cheaper for the city to hire an inspector in training to handle the easier inspections.

## **Public Safety**

- Budget \$1,728,600
- Increased Overall \$516,400
- Law Enforcement \$850,100
  - Deputy - 07/01/2018
  - Deputy - 01/01/2019
- Fire \$846,500
  - 1428 additional ERU's
  - Discounted rate this year

Mr. McHargue explained that the city had a one-time discount from the Orem Fire Department.

## **Public Works**

- Budget \$547,700
- Increased Overall \$101,500
- Wages & Benefits \$34,000
  - (FT) Water Operator split with Public Works, Water, & Parks Dept.
  - (PT) Parks Laborer
- Contract Services \$31,000 (increased costs for snow removal and mosquito abatement)

## **Public Works Equipment**

- Vac Truck \$410,000
  - Split cost between Public Works, Sewer, & Storm Water
- Street Sweeper \$255,000
  - Split cost between Sewer & Storm Water
- Lease Payment \$150,000

There was a discussion about leasing the equipment.

**Sanitation** (Assumes a 15% growth rate from the last 12 months)

▪ Revenues	\$243,000
▪ Expenses	\$226,900

Mr. McHargue mentioned that recycling services could possibly go up an additional \$5,000 a year. There was a discussion about recycling and costs. Council felt that Republic Services should honor their contract.

**Parks**

▪ Budget	\$487,500
▪ Increased Overall	\$201,600
▪ Wages & Benefits	\$60,000
▪ (PT) Seasonal Laborer	
▪ (3/4) Recreation Coordinator & Seasonal Soccer Referees	
▪ (FT) Water Operator split with Public Works, Water, & Parks Dept.	
▪ Department Supplies	\$15,000
▪ Recreation Supplies	\$18,000
▪ Maintenance	\$123,000
▪ Youth Council	\$9,500

**Transfers**

▪ Subsidy Transfer to Enterprise Fund	\$166,500
▪ Transfer to Capital Projects Fund	\$107,800
▪ Transfer of B & C Road Funds to the Transportation Fund	

**Water Fund** (17% growth)

▪ Water Revenues	\$2,676,400 (includes the water tank)
▪ Proposed fee change to a Tiered Rate System	
▪ Water Expenses	\$2,842,900
▪ Projected Subsidy	\$166,500

**Water Fund Tiered Rate**

▪ Current Fee Schedule	
▪ Water Usage Rate	\$1.35 per 1,000 gallons
▪ Proposed Fee Schedule (State Code 73-10-32.5)	
▪ Tier 1 Residential	\$1.50 per 1,000 gallons from 0-30,000
▪ Tier 2 Residential	\$3.00 per 1,000 gallons 30,001+
▪ Tier 1 Commercial	\$1.50 per 1,000 gallons from 0-30,000
▪ Tier 2 Commercial	\$1.75 per 1,000 gallons from 30,001-100,000
▪ Tier 3 Commercial	\$3.00 per 1,000 gallons 100,001+

Mr. McHargue explained how they came up with the tier system. Treasurer Mariah Hill explained that they had done an analysis using other cities' water usage. There was a discussion about water rates.

▪ Water Tank	\$1,500,000 (Funded from RDA & Impact Fees)
▪ Wages & Benefits	\$46,100
▪ (FT) Water Operator split with General Fund	
▪ Equipment	\$46,100
▪ Orem Water	\$31,000

Councilmember Judd suggested that the city create a conservancy group to help define what conservancy was. There was a discussion about water usage.

**Sewer Fund** (estimated 29% growth from last 12 months)

- Sewer Revenues \$654,600
  - Proposed fee change from \$3.00 to \$3.25 per 1,000 gallons
- Sewer Expenses \$596,600
  - Salaries & Benefits \$23,200
  - Equipment \$45,000

There was a discussion about leasing a Vac truck.

**Storm Water Fund** (estimates 25% growth from last 12 months)

- Storm Water Revenues \$140,000
  - Proposed fee change
    - Monthly Storm Water Fee \$4.00 to \$5.00 per ERU
    - Land Disturbance Permit Fee \$0 to \$510 (5-acre Commercial)
- Storm Water Expenses \$131,900
- Equipment \$25,500

**Transportation Fund**

- Transportation Revenues \$361,900
  - B&C from General Fund \$325,000
- Transportation Expenses \$352,000
  - Mill Road Project \$270,000
  - HA5 Surface Treatment \$75,000

Mayor Fullmer asked about painting the curbs red on Mill Road. She asked if it would help the budget to have volunteers. Mr. Overson stated that it would be a greater cost for supplies, labor, and upkeep if they painted the curbs red. The signs would be cheaper. Mayor Fullmer asked if the signs were not working and they wanted to paint the curbs red would the current budget cover the paint for this specific project. Mr. Overson replied that he did not have a cost estimate. He explained that the city had tried this before where they had volunteers to paint the curb red and then had to clean up the mess they left. He preferred that it be a trained person. He added that they also needed to control when the painting was done. Mayor Fullmer asked staff to look into the what the cost would be.

**Capital Projects**

- Trail Projects \$60,000
- Road Striping \$92,000
- Extension of Quivira Street \$360,000
- Wetland Delineation \$50,000
- 2000 North Improvements \$183,000 (road shared with Lindon)
- Contribution from General Fund \$108,000
- Appropriation from Fund Balance \$637,000

The City Council took a short break at 6:04 PM.

**6:06 PM REGULAR SESSION**

Mayor Fullmer called the regular session to order at 6:06 PM. Councilmember Flake gave the invocation.

**OPEN SESSION – Citizens’ Comments**

Mayor Fullmer called for citizens’ comments.

Resident Jack Holdaway living on Holdaway Road gave a brief background on the development of his property. He was requesting reimbursement for road base that had been installed for a required trail. He then found out that the trail had not been approved by the council. He also asked the council to have the property put back to its original condition. He added that he had been charged to move a fire hydrant that the city had installed.

Mr. Brim explained that the Planning Commission and Parks and Trails Committee had put together a map which included this trail. He said that the approval was being held off until the General Plan had been updated. He noted that it was a planned trail. He said that he spoke with City Attorney David Church who said that because the trail was a regional use they could not tie it to a small project like Mr. Holdaway’s. He added that the property for the trail had already been reserved and did not recommend landscaping but to keep the road base down. Mayor Fullmer told Mr. Holdaway that staff would research it and get him an answer by the next council meeting.

Mr. Holdaway stated that when he sells the lots he would include the 10-foot easement to be landscaped accordingly. He noted that the Vineyard Park Place development had not paid for their trail.

Resident Clint Harris living in The Shores subdivision provided council with a copy of Utah Administrative Code: Rule R317-3. He stated that the residents who were affected by the sewage backup on April 9 wondered how it happened and what measures were being taken to keep it from happening again.

Mayor Fullmer stated that she was sorry to hear the residents had been affected by the problem. She said that they should continue to reach out to staff and they would help them resolve any issues. She clarified that the system capacity was where it needed to be. She said that there was a lot of research done by the Sheriff’s Office and staff to find out the cause of the power being shut off. The city was waiting to have a Supervisory Control and Data Acquisition (SCADA) system installed when the backup happened. The system had since been installed. Mr. Overson explained that Wastewater Manager Eric Christensen had the program set up on his computer to get regular reports. He said that there were alarms on the system that would notify them immediately, well before the sewer backed up into homes. All of the lift stations and irrigation systems would have the same control system.

Councilmember Judd asked how staff would be notified after hours. Mr. Christensen replied that the system would call his cell phone. Councilmember Judd asked if there was a secondary backup. Mr. Christensen replied that there were three backups.

Mayor Fullmer mentioned that staff had changed the locks, added additional locks inside the unit and changed the access. Mr. McHargue explained that it was not a power outage, the power to the panel had been physically shut off and they did not know who had done it. He further explained that the power would have to be shut off for at least eight hours for the system to back up into homes. He said that this was the only lift station that did not have the SCADA system in place at the time of the backup. He noted that staff had spoken with most of the homeowners. He reiterated that the city was sorry that this happened and that they now had systems in place to ensure that this did not happen again. He felt that the city had responded as best as they could. Mayor Fullmer stated that the city would keep up that responsiveness. She felt that the companies they had been working with, Utah Trust and Restoration Masters, had taken care of



their questions and concerns. She asked the residents to please continue to reach out to the city if they had any further questions.

Mr. Harris said that beyond the telemetry (SCADA) what the guidelines covered was a backup pump and a reservoir. Mr. Overson replied that there was a backup generator and a wet well. He stated that there were two pumps that jockeyed on and off. He explained how the pumps worked. He added that there was an option to install a 3<sup>rd</sup> pump in a couple of years to handle the incoming flow. He noted that the system was set up to state requirements. He felt comfortable with the pump station.

Mayor Fullmer suggested that it would be beneficial to put a post on social media.

Resident Karen McWhorter living in The Shores subdivision commented that Travelers Insurance had not been easy to work with. Mr. Harris explained what the residents had been going through with the insurance company. Councilmember Judd stated that they would pass the information along to the insurance company. Mr. McHargue and Mayor Fullmer both mentioned that they had reached out to the insurance company.

Resident Bryce Brady living in The Elms subdivision said that he had heard that there had been some contention with residents living in the homes that back up to the Clegg farm. He explained that someone had been driving and/or dumping on the Clegg farm. He said that the farmer who was leasing the farm was going to install a barbed wire fence and the neighbors who had children were concerned with the use of barbed wire. There was a discussion about fencing requirements. Mr. Brim stated that he would check with the code on agricultural fencing.

Mayor Fullmer called for further comments. Hearing none, she closed the public session.

#### **MAYOR AND COUNCILMEMBERS' REPORTS/DISCLOSURES/RECUSALS**

Councilmember Judd reported on the Utah Leagues of Cities and Town's Mid-year conference held in St. George. He felt that it had been beneficial to speak with other elected officials and staff representatives from other cities and towns in Utah. He said the other cities and towns were also experiencing high growth, and a need for public safety. He said that he received a lot of good feedback on how Vineyard was doing as a whole. He noted that cities were starting to recognize who Vineyard was and where we planned to go. He added that there were great breakout sessions.

Councilmember Earnest reported that at the Utah Valley Special Service District Board meeting they solidified the members on the board and approved the budget.

Councilmember Flake reported that he had attended a meeting with Mr. Brim and Steve Anderson from Utah Valley University (UVU). He said that Vineyard explained the need for UVU to be more open with the city and as the city made plans that affected UVU, they would need to know what their needs were. He added that they would be holding monthly meetings with UVU. Mayor Fullmer mentioned that she had spoken with President Tuminez, the new UVU president, and she was willing to work with Vineyard and create a strong relationship. Mr. Brim noted that Mr. Anderson had stated that the Marriot Corporation wanted to build a hotel on the UVU campus. He said that Mr. Anderson had suggested to the Marriot Corporation that the hotel be built in Vineyard.

361 **STAFF AND COMMISSION REPORTS**

362 City Manager/Finance Director – Jacob McHargue – Mr. McHargue stated that the quarterly  
363 report was in the Dropbox and asked if the council had any questions on it. He stated that on the  
364 revenue side they were in line with where they wanted to be. All of the enterprise funds were  
365 doing well and should be self-sufficient this year. He said that they were below spending in  
366 every category for expenditures. He explained that in previous years they had to put a buffer item  
367 in the budget. He also pointed out that with the land purchase they should not have to do a  
368 budget adjustment in June. He reported that he met with the new representative from Rocky  
369 Mountain Power, Michael Lang. He said that as he understood it the projects they were waiting  
370 for Rocky Mountain Power to finish were the lights on Loop Road, 400 North, and Mill Road.  
371 The lights were now on and operating. He reported that he had attended the ULCT and the City  
372 Manager's conferences in St. George. He said that he would be participating on a panel to  
373 interview and hire the new city manager for Heber. He reminded everyone that Heritage Days  
374 would be held this Saturday at Gammon Park. He reported that he had met with Flagship Homes  
375 about the 18-acre park.

376  
377 Public Works Director/Engineer – Don Overson – Mr. Overson reported that Union Pacific had  
378 approved the 30 percent design for the Center Street Overpass. He mentioned that JUB would be  
379 moving forward with completing the final design. He said that they would like to put the project  
380 out to bid in July and have construction starting in September. He reported that he had spoken  
381 with Utah Transit Authority (UTA) about expanding their track and they were okay with the  
382 drawings.

383  
384 Mr. Overson reported that there was a business owner who wanted to rent the Gammon Park  
385 field for 2 hours every day for a week to hold a karate type class. He noted that this would be  
386 held two different times in the summer. Mr. Overson stated that the city had never rented the  
387 park and was seeking direction from the City Council. Mayor Fullmer mentioned that there was  
388 a resident who runs a baseball team that wanted to add dirt to the dugout and field. Mr. Overson  
389 explained what needed to be done to make it a proper baseball field. He said the they would need  
390 to look at the cost and the benefit. Councilmember Judd felt that they needed to understand what  
391 would be done on the 11-acre parcel. Mr. Overson said that he would have to put some numbers  
392 together to see what it would cost to build a decent baseball diamond. Councilmember Earnest  
393 felt that making it a practice field vs a game could be different as well. He said that there was a  
394 lot of interest in a baseball practice field. Mr. Overson explained that the could not use regular  
395 sand for a baseball diamond. There was further discussion about changing the use to a baseball  
396 field. Councilmember Judd asked how much it would be used for baseball. He said that there had  
397 been past discussions about the 18-acre park and it was determined that the most use would be  
398 grass fields. They would have to make a conscious decision if they chose to make it a baseball  
399 park and to keep it a baseball park. He wanted to know how much they felt it would be used.  
400 Mayor Fullmer stated that previous councils felt that residents could use Orem's Lakeside Sports  
401 Park for baseball. There was further discussion about baseball fields. Councilmember Earnest  
402 felt that as the city made plans for other parks they should include a baseball field.

Councilmember Flake asked if they could change the rental form to include the park. Mr. Overson asked for council's recommendation. The discussion continued. Consensus was that park use should be first come, first served.

City Attorney – David Church – Mr. Church was excused.

Utah County Sheriff's Department – Sergeant Holden Rockwell – Sergeant Rockwell had no new items to report. Councilmember Judd mentioned that there were traffic concerns with a portion of Lake View Drive in the Sleepy Ridge subdivision. Sergeant Rockwell stated the he would include additional patrols in that area. Mayor Fullmer asked if staff still anticipated painting that section of road.

Community Development Director – Morgan Brim & Planning Commission Chair – Cristy Welsh – Chair Welsh was not present at this meeting. Planning Commissioner Bryce Brady reported on a discussion that they had at the last Planning Commission meeting regarding building heights and driveway slopes in the Waters Edge development. He said that they wanted to switch the requirements to the entire city. He reported that UVU students had given a presentation on the promenade project they had done for the city. Mayor Fullmer explained that instead of the path grading out, it would bottle neck near the retail area and then bubble out further down to make the space more usable. Mr. Brim further explained UVU's concept. Mayor Fullmer said that it would still allow people to see the views and make the retail area more walkable.

Mr. Brim reported that he had a response to the Request for Proposal (RFP) for the General Plan consultant. He said that in two weeks they would hold a General Plan interview panel. Mr. Brim mentioned that one discussion he had with Mr. Anderson from UVU was to expand the promenade and continue it through the UVU property. Mr. Brim reported that he had met with Cottonwood Partners on their site plan process. He mentioned that Chubby's Café was hoping to be open by November. Mr. Brim reported that he and the mayor had met with Russ Fotheringham, EDCUtah's Economic Development Manager for Utah County. He said that Mr. Fotheringham shared that there would be a large announcement in Eagle Mountain that would affect Utah County positively. Mr. Brim reported that they had been working on updating the sign code and making it easier to read, along with updating the home occupation code.

City Recorder – Pamela Spencer – Ms. Spencer had no new items to report.

Building Official – George Reid – Mr. Reid gave a brief update on the Public Safety Building basement finish. He explained that they had had a setback because the countertop that had been installed was not up to Vineyard standards. The other setback was getting subcontractors back to work on the basement.

Water/Parks Manager Sullivan Love – Mr. Love reported that the Timpanogos Special Service District (TSSD) Board was in the process of extending an offer to someone to fill the vacant General Manager's position.

449  
450 **CONSENT ITEMS**

- 451 a) Approval of the April 11, 2018 City Council Meeting Minutes  
452 b) Approval of the Holdaway Cove Final Plat  
453 c) Approval of the Utah County 2018 Municipal Recreation Grant Application  
454 d) Approval of Purchases for upgraded recording equipment  
455 e) Approval of Purchases for street sweeping services  
456

457 Mayor Fullmer asked for questions on the consent items. Hearing none, she called for a motion  
458 to approve the consent items.  
459

460 **Motion:** COUNCILMEMBER FLAKE MOVED TO APPROVE THE CONSENT ITEMS AS  
461 LISTED. COUNCILMEMBER JUDD SECONDED THE MOTION. MAYOR FULLMER,  
462 COUNCILMEMBERS EARNEST, FLAKE, AND JUDD VOTED AYE. COUNCILMEMBER  
463 RILEY WAS ABSENT. MOTION CARRIED WITH ONE ABSENT.  
464

465  
466 **MAYOR'S APPOINTMENTS**  
467

468 **7.1 City Councilmember Appointments to Boards and Commissions**  
469

470 Mayor Fullmer explained that there were four things that the council wanted to focus on for the  
471 city.

- 472 • Working with state and local entities that surround the city and the State legislators
- 473 • Working on events, branding, and letting people know who Vineyard is
- 474 • Focusing on safety in the city
- 475 • Driving economic development  
476

477 Mayor Fullmer appointed councilmembers to focus on these main topics:

- 478 • Councilmember Flake – State and local entities, such as the Legislature, Utah Lake  
479 Commission, and other boards in this area
- 480 • Councilmember Judd – Economic development boards
- 481 • Councilmember Earnest – Dispatch, Orem Community Hospital, Neighborhood Watch,  
482 Code Enforcement, etc.
- 483 • Councilmember Riley – Branding and city events  
484  
485

486 **7.2 Setting of the mayor pro tempore schedule –**

487 Mayor Fullmer stated that she will be handing out the quarterly mayor pro tempore schedule for  
488 the rest of the year.  
489  
490

491 **7.3 Youth Council Executive Members.....7 Vacancies**

492 Mayor Fullmer with the consent of the council appointed the following individuals to the  
493 Vineyard Youth Council Executive Committee:

- 494 Youth Council Mayor – Michael Aldous
- 495 Youth Council Recorder – Christopher Aldous
- 496 Youth Council City Manager – William Welsh
- 497 Youth Council Service Committee Chair – Rachel Golightly
- 498 Youth Council Election Committee Chair – Kyler Wood
- 499 Youth Council Beautification Committee Chair – Cale Lamb
- 500 Youth Council Activity Committee Chair – Zoe Lee

501 **BUSINESS ITEMS**

502 **8.1 DISCUSSION AND ACTION – City Council Meeting Schedule ORDINANCE 2018-04**

503 Mayor Fullmer will present a change to the council meetings. The mayor and City Council  
504 may act to approve (or deny) this request by ordinance.

505  
506 Mayor Fullmer explained that because the format of the agenda for City Council meetings had  
507 changed they needed to change the wording in the code. She said that this would make it so that  
508 the regular session would start promptly at 6:00 PM.

509  
510 **Motion:** COUNCILMEMBER FLAKE MOVED TO ADOPT ORDINANCE 2018-04.  
511 COUNCILMEMBER EARNEST SECONDED THE MOTION. MAYOR FULLMER,  
512 COUNCILMEMBERS EARNEST, FLAKE, AND JUDD VOTED AYE. COUNCILMEMBER  
513 RILEY WAS ABSENT. MOTION CARRIED WITH ONE ABSENT.

514  
515 **8.2 DISCUSSION AND ACTION – Utah Valley Dispatch Special Service District Board**  
516 **Appointment (Resolution 2018-04)**

517 Mayor Fullmer will present a recommendation for a member of the City Council and staff to  
518 sit on the Utah Valley Dispatch Special Service District. The mayor and City Council may  
519 act to approve (or deny) this request by resolution.

520  
521 Mayor Fullmer explained that the UVDSSD Board was a collaboration between police, fire, and  
522 cities on how to keep the cities safe.

523  
524 **Motion:** COUNCILMEMBER JUDD MOVED TO APPROVE THE APPOINTMENTS  
525 RESOLUTION 2018-04. COUNCILMEMBER FLAKE SECONDED THE MOTION. MAYOR  
526 FULLMER, COUNCILMEMBERS EARNEST, FLAKE, AND JUDD VOTED AYE.  
527 COUNCILMEMBER RILEY WAS ABSENT. MOTION CARRIED WITH ONE ABSENT.

528  
529  
530 **8.3 DISCUSSION AND ACTION – Proposed Tentative Fiscal Year 2018-2019 Budget**

531 The Finance Department will present the proposed Tentative Fiscal Year 2018-2019 Budget.  
532 The mayor and City Council may act to adopt the proposed tentative budget and set a Public  
533 Hearing for May 23, 2018 to receive public comment concerning the adopted tentative  
534 budget.

535  
536 Councilmember Judd asked for a condensed version taken from the work session held earlier.

537  
538 Mr. McHargue reviewed the budget from the work session. There was a discussion about road  
539 funds and wetlands delineation.

540  
541 Mayor Fullmer called for a motion.

542  
543 **Motion:** COUNCILMEMBER JUDD MOVED TO ADOPT THE TENTATIVE FISCAL  
544 YEAR 2018-2019 BUDGET AS PRESENTED. COUNCILMEMBER FLAKE SECONDED  
545 THE MOTION. MAYOR FULLMER, COUNCILMEMBERS EARNEST, FLAKE, AND  
546 JUDD VOTED AYE. COUNCILMEMBER RILEY WAS ABSENT. MOTION CARRIED  
547 WITH ONE ABSENT.

548  
549 **8.4 DISCUSSION AND ACTION – Arborist Services**

550 Water/Parks Manager Sullivan Love is recommending the council award the Arborist  
551 Services to the low bidder, Treewise for \$21,250, the new amount from the revised bid. The  
552 mayor and City Council will take appropriate action.

553  
554 Mayor Fullmer turned the time over to Water/Parks Manager Sullivan Love.

555  
556 Mr. Love explained the need for an arborist. He said that he had received bids from Hort Group  
557 and Treewise. He noted that Treewise had amended their bid by removing the winter discount.  
558 He said that Hort Group had included additional services which almost doubled the Treewise  
559 bid. Mr. Love recommended that council approve the bid from Treewise. He added that this  
560 would help to determine how to take care of the trees. Mr. Overson said that it would also help to  
561 develop a database with a map to show every tree owned by the city and what the different trees  
562 were. Mr. Overson felt this would be a great asset to the city.

563  
564 **Motion:** COUNCILMEMBER JUDD MOVED TO MOVE FORWARD WITH THE  
565 PROPOSAL TO USE TREEWISE WITH THE \$21,250 REVISED BID. COUNCILMEMBER  
566 FLAKE SECONDED THE MOTION. MAYOR FULLMER, COUNCILMEMBERS  
567 EARNEST, FLAKE, AND JUDD VOTED AYE. COUNCILMEMBER RILEY WAS ABSENT.  
568 MOTION CARRIED WITH ONE ABSENT.

569  
570 **8.5 DISCUSSION AND ACTION – Real Estate Purchase Contract**

571 City Manager/Finance Director Jacob McHargue will present the purchase contract for the  
572 purchase of approximately 9 acres of undeveloped land in Lindon. The mayor and City  
573 Council will take appropriate action.

574  
575 Mayor Fullmer turned the time over to City Manager/Finance Director Jacob McHargue.

576  
577 Mr. McHargue explained that had they met with Lindon City to discuss the intricacies of buying  
578 land in another city. He said that the Lindon City Council wanted to see a signed offer prior to  
579 their next council meeting. He stated that both cities would need to do a boundary adjustment.  
580 He explained that part of the agreement would be that Vineyard would adjust the boundary back  
581 to Lindon if they decided to sell that land to a developer for a commercial use, so that Lindon  
582 would get the property taxes. There may need to be an interlocal agreement to define how the  
583 land agreement would work. There was further discussion about property tax and land use.

584  
585 Mr. McHargue mentioned that Lindon wanted Vineyard to take over the road that went in front  
586 of the property. Mr. Overson explained that the road ran from the rail road tracks to the boat  
587 harbor. There was further discussion about the road.

588  
589 Mr. Overson said that Vineyard needed to have overhead power installed to serve the Town  
590 Center area. Mr. McHargue explained that Lindon had a proposal to allow the overhead power to  
591 be installed before they would be able to make a change to their code to allow overhead power  
592 lines west of railroad tracks.

593  
594 Councilmember Judd asked how the property purchase would be funded. Mr. McHargue replied  
595 that the purchase would be funded out of Capital Projects.

596  
597 Mayor Fullmer stated that this was the best option they had found. Mr. McHargue added that it  
598 was the best price per square foot. He said the that the total purchase price would be \$1,822,986  
599 for nine acres of ground, the road, and an easement for the powerline.

600  
601 **Motion:** COUNCILMEMBER JUDD MOVED THAT THE COUNCIL AUTHORIZE MAYOR  
602 FULLMER TO SIGN THE PROPOSED PURCHASE CONTRACT FOR THE PURCHASE OF  
603 THE NINE ACRES IN LINDON AT THE PROPOSED PURCHASE PRICE OF \$1,822,986.  
604 COUNCILMEMBER EARNEST SECONDED THE MOTION. MAYOR FULLMER,

COUNCILMEMBERS EARNEST, FLAKE, AND JUDD VOTED AYE. COUNCILMEMBER RILEY WAS ABSENT. MOTION CARRIED WITH ONE ABSENT.

### **CLOSED SESSION**

No closed session was held.

### **ADJOURNMENT**

Mayor Fullmer called for a motion to adjourn the meeting.

**Motion:** COUNCILMEMBER FLAKE MOVED TO ADJOURN THE MEETING AT 7:25 PM. COUNCILMEMBER EARNEST SECONDED THE MOTION. MAYOR FULLMER, COUNCILMEMBERS EARNEST, FLAKE, AND JUDD VOTED AYE. COUNCILMEMBER RILEY WAS ABSENT. MOTION CARRIED WITH ONE ABSENT.

The next regularly scheduled meeting is May 23, 2018.

MINUTES APPROVED ON: \_\_\_\_\_

CERTIFIED CORRECT BY: /s/ Pamela Spencer  
PAMELA SPENCER, CITY RECORDER



# VINEYARD

## COMMUNITY DEVELOPMENT

**Date:** May 23, 2018  
**From:** Elizabeth Hart, Planner  
**To:** City Council  
**Item:** 5b) Final Plat – Edgewater Phase 13  
**Address:** 205 N. 750 East  
**Applicant:** Morlin and Becky Oldham



### INTRODUCTION:

The applicant is requesting approval for a final plat. The applicant is proposing to subdivide one (1) two-plex into two (2) lots within the Edgewater development. The Edgewater development is located within the RMU district, on the east side of Mill Road and south of the Mega Plex.

Staff has reviewed the plat and is recommending approval with conditions for corrections to be made prior to recording the final plat.

### ANALYSIS:

The subject property is within the Phase 1 of the Edgewater development, recorded as lot 15. The RMU district has no lot size or lot width requirements within the zoning ordinance.

The proposed final plat, Edgewater Phase 13, splits lot 15 into two (2) individual lots, Lot 1 and Lot 2.

The proposed final plat has correction items that need to be addressed prior to recording. The applicant will need to update the road labeled as 775 East to be 750 East, and the road label 750 East to be common area. This has been added as a condition.

### FINDINGS:

With the proposed conditions, the proposed final plat meets the standards and requirements set forth in the zoning ordinance.



**RECOMMENDATION:**

Staff recommends the City Council grant approval of the Edgewater Phase 13 final plat subject to the two conditions listed:

1. The applicant makes any redline corrections prior to the recording of the plat.
2. The applicant pays any outstanding fees.
3. The applicant is subject to all local, state and federal laws.

**PROPOSED MOTION:**

"I move to approve the Edgewater Phase 13 final plat with the proposed conditions.

**Attachments:**

Final Plat Application

Final Plat

Edgewater HOA Approval Letter



## FINAL SUBDIVISION APPLICATION

Please Note: Attachment of request specific documents is required prior to processing your application.

APPLICATION DATE: 5/1/2018  
APPLICANT(S): Morlin & Becky Oldham  
ADDRESS OF APPLICANT: 10551 S CBC Dr  
Spanish Fork, UT 84660  
BUSINESS PHONE #: \_\_\_\_\_ CELL PHONE #: 801-319-1454  
EMAIL ADDRESS: \_\_\_\_\_ FAX NUMBER: \_\_\_\_\_

CURRENT ZONING DISTRICT DESIGNATION: RMU  
NUMBER OF PROPOSED NEW LOTS: 2  
LOCATION/ADDRESS OF PROPOSED FINAL SUBDIVISION: 205 N 750 E  
Vineyard, UT  
TOTAL ACREAGE OF PROPOSED FINAL SUBDIVISION: \_\_\_\_\_  
NAME OF PROPERTY OWNER(S): Morlin & Becky Oldham

### CHECK APPLICABLE PERMIT ATTACHMENT:

<input type="checkbox"/>	CONDITIONAL USE PERMIT	<input type="checkbox"/>	FINAL PLAT
<input type="checkbox"/>	GENERAL MAP/PLAT AMENDMENT	<input type="checkbox"/>	LAND DISTURBANCE PERMIT
<input type="checkbox"/>	MINOR PLAT AMENDMENT	<input type="checkbox"/>	PERMITTED USE SITE PLAN
<input type="checkbox"/>	PRELIMINARY SUBDIVISION	<input type="checkbox"/>	ROAD CUT PERMIT
<input type="checkbox"/>	TEMPORARY USE PERMIT	<input type="checkbox"/>	VARIANCE APPLICATION

SIGNATURE OF APPLICANT(S):

Rebecca (Becky) A. Oldham 5/1/18  
Applicant Signature Date

\_\_\_\_\_  
Co-Applicant Signature Date

**PROPERTY OWNER AFFIDAVIT**

STATE OF UTAH       }  
                              }ss  
COUNTY OF UTAH}

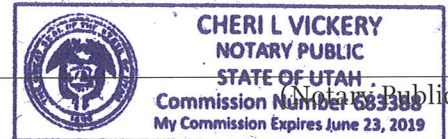
I, the undersigned, Morlin Oldham Becky Oldham, as owner(s) of the property identified in the attached application, depose that the statements herein contained in this application and the information provided in the attached plans and exhibits are in all respects true and correct to the best of my knowledge.

Morlin Oldham  
(Property Owner)

Becky (Becky) A. Oldham  
(Property Owner)

Subscribed and sworn before me, Cheri L. Vickery, a Notary Public, on this 1<sup>st</sup> day of May, 2018.

Cheri L. Vickery



My commission expires: 4-23-2019

**AGENT AUTHORIZATION AFFIDAVIT**

I, the undersigned, \_\_\_\_\_, as owner(s) of the real property described in the attached application, do authorize the following: \_\_\_\_\_, as agent(s) and designated representative(s) regarding the attached application, to appear on my behalf before any administrative or legislative body in the Town of Vineyard considering this application, and to act in all respects as agent(s) in matters pertaining to the attached application.

\_\_\_\_\_  
(Property Owner)

\_\_\_\_\_  
(Property Owner)

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_, personally appeared before me, \_\_\_\_\_, the signer(s) of the agent authorization who duly acknowledged to me that they executed the same.

\_\_\_\_\_  
(Notary Public)

My commission expires: \_\_\_\_\_

# ***EDGEWATER AT GENEVA OWNERS' ASSOCIATION, INC***

Edgewateratgeneva@gmail.com

---

20 February 2018

Re: TAX ID 38-452-0015

To Whom It May Concern:

The HOA Board of the Edgewater community approves TAX ID 38-452-0015 to be re-plated from a duplex to two tax ID numbers as to show the property as townhomes.

Sincerely,

A handwritten signature in black ink, appearing to read 'J Sucher', written in a cursive style.

Jason Sucher

Registered Agent for Edgewater at Geneva Owner's Association, Inc.



# VINEYARD

STAY CONNECTED

Permit #146

Address		Payment Info	
Address	205 N 750 EAST	Receipt #	124
City	VINEYARD	Date	5/2/2018
State	UT	Paid By	Morlin Oldham
Zip	84057	Description	Final Plat Application Fee - Lot Split Check # 770
		Payment Type	Check
		Accepted By	Kinsli McDermott

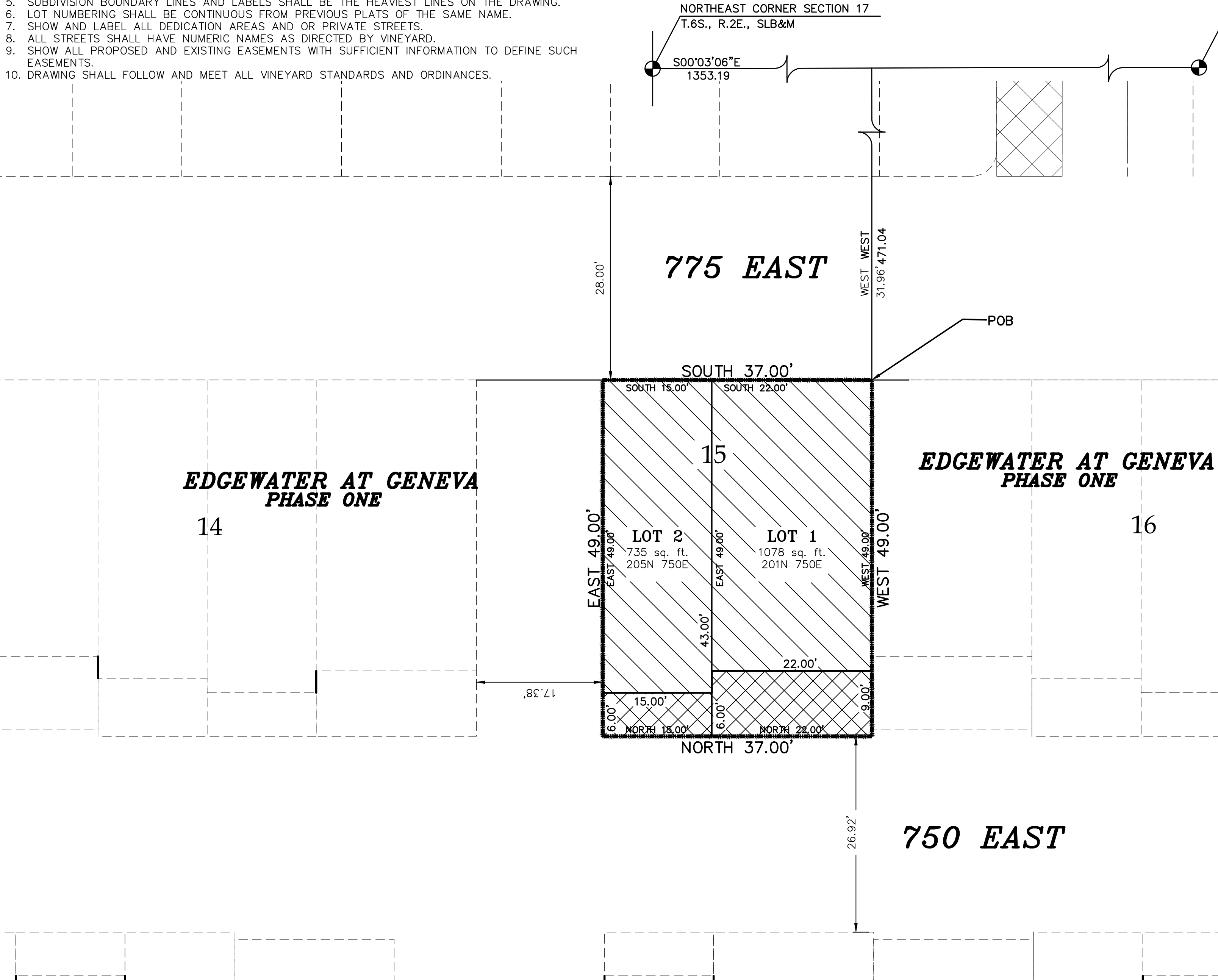
Fees Paid				
Fee	Fee Description	Factor	Total Fee Amount	Amount Paid
Final Plat Application			2 1,952.40	1,952.40
			Total Payment: 1,952.40	



GENERAL PLAT REQUIREMENTS

1. ALL SURROUNDING AND ADJACENT PROPERTIES OR PLATS SHALL BE LABELED ON THE DRAWING.
2. PLAT BOUNDARIES SHALL BE DRAWN USING THE NORTH AMERICAN DATUM 83 (NAD83), U.S. SURVEY FEET, UTAH STATE PLANE CENTRAL ZONE COORDINATE SYSTEM.
3. LABEL POINT OF BEGINNING (POB) AND PROVIDE A TIE TO A SECTION CORNER WITH A BASIS OF BEARINGS BETWEEN TWO COUNTY SECTION CORNER MONUMENTS.
4. ALL PLAT, LOT, PARCEL, RIGHT OF WAYS, AND OTHER BOUNDARIES SHALL CLOSE WITHIN 0.03' MINIMUM.
5. SUBDIVISION BOUNDARY LINES AND LABELS SHALL BE THE HEAVIEST LINES ON THE DRAWING.
6. LOT NUMBERING SHALL BE CONTINUOUS FROM PREVIOUS PLATS OF THE SAME NAME.
7. SHOW AND LABEL ALL DEDICATION AREAS AND OR PRIVATE STREETS.
8. ALL STREETS SHALL HAVE NUMERIC NAMES AS DIRECTED BY VINEYARD.
9. SHOW ALL PROPOSED AND EXISTING EASEMENTS WITH SUFFICIENT INFORMATION TO DEFINE SUCH EASEMENTS.
10. DRAWING SHALL FOLLOW AND MEET ALL VINEYARD STANDARDS AND ORDINANCES.

EDGEWATER AT GENEVA  
PHASE THIRTEEN  
A PLANNED UNIT DEVELOPMENT  
LOCATED IN SECTION 17  
T.6S., R.2E., S.L.B.&M.



REQUIRED PLAT NOTES

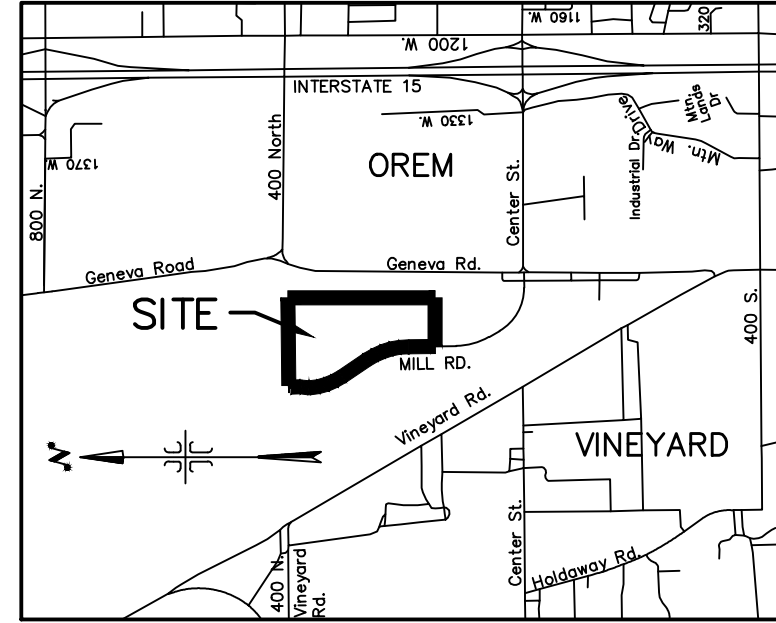
1. PLAT MUST BE RECORDED WITHIN 12 MONTHS OF FINAL PLAT APPROVAL, OR FOR PHASED DEVELOPMENTS, WITHIN 24 MONTHS OF RECORDATION OF MOST RECENT PHASE. THE FIRST FINAL PLAT APPROVAL WAS GRANTED ON THE DAY OF , 20 .
2. THE INSTALLATION OF IMPROVEMENTS SHALL CONFORM TO ALL CITY STANDARDS, REGULATIONS, AND ORDINANCES.
3. BUILDING PERMITS WILL NOT BE ISSUED UNTIL ALL IMPROVEMENTS HAVE BEEN INSTALLED AND ACCEPTED BY THE CITY IN WRITING OR BONDED FOR.
4. NO BUILDING PERMITS SHALL BE ISSUED UNTIL ALL IMPACT AND CONNECTION FEES ARE PAID IN FULL PER CITY REGULATIONS IN EFFECT AT THE TIME OF BUILDING PERMIT ISSUANCE.
5. NO CITY MAINTENANCE SHALL BE PROVIDED FOR STREETS DESIGNATED AS "PRIVATE" ON THIS PLAT.
6. DRIVEWAYS AND LOT ACCESS SHALL BE LIMITED TO INTERIOR LOCAL SUBDIVISION STREETS ONLY.
7. DRAINAGE SHALL NOT CROSS PROPERTY LINES. EXCESS OR CONCENTRATED DRAINAGE SHALL BE CONTAINED ON SITE OR DIRECTED TO AN APPROVED DRAINAGE FACILITY.
8. VINEYARD ACCEPTS NO RESPONSIBILITY FOR ANY PROPERTY DAMAGE CAUSED BY GROUND WATER FLOODING.
9. ALL BUILDING AND DEVELOPMENT SHALL BE IN CONFORMANCE WITH THE VINEYARD ZONING ORDINANCE.

QUESTAR GAS COMPANY

QUESTAR APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. QUESTAR MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGEMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNERS DEDICATION AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT QUESTAR'S RIGHT-OF-WAY DEPARTMENTS AT 800-366-6532.

ROCKY MOUNTAIN POWER

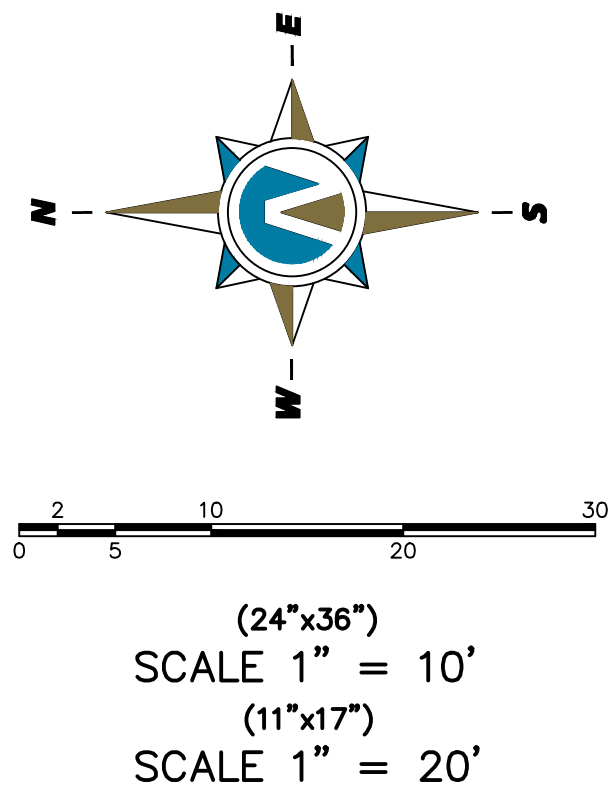
1. PURSUANT TO UTAH CODE ANN. 54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.
2. PURSUANT TO UTAH CODE ANN. 17-27A603(4)C(ii) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER:
  - a. A RECORDED EASEMENT OR RIGHT-OF-WAY
  - b. THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
  - c. TITLE 54, CHAPTER 8A, DAMAGE TO UNDERGROUND FACILITIES OR
  - d. ANY OTHER PROVISION OF LAW



VICINITY MAP  
-NTS-

LEGEND

- FOUND BRASS CAP
- SET 5/8" IRON PIN
- CALCULATED POINT, NOT SET
- CALCULATED BUILDING CORNER
- PROPERTY BOUNDARY
- CENTERLINE
- RIGHT-OF-WAY LINE
- SECTION LINE
- EASEMENT
- BUILDING TIE
- FUTURE PHASE
- LIMITED COMMON AREA
- COMMON AREA
- PRIVATE OWNERSHIP



SURVEYOR'S CERTIFICATE

I, KENNETH E. BARNEY, CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR HOLDING LICENSE NUMBER 172762 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND EASEMENTS, HEREINAFTER TO BE KNOWN AS **EDGEWATER AT GENEVA, PHASE ONE, EDGEWATER COURT SIDE A PLANNED UNIT DEVELOPMENT** AND THAT A SURVEY OF THE DESCRIBED TRACT OF LAND HAS BEEN COMPLETED BY ME IN ACCORDANCE WITH SECTION 17-23-17 AND THAT I HAVE VERIFIED ALL MEASUREMENTS AND HAVE PLACED MONUMENTS AS SHOWN HEREON. I FURTHER CERTIFY THAT ALL LOTS MEET FRONTAGE, WIDTH AND AREA REQUIREMENTS OF THE APPLICABLE ZONING ORDINANCES.

DATE \_\_\_\_\_ KENNETH E. BARNEY, PLS (SEE SEAL BELOW)  
**BOUNDARY DESCRIPTION**

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER AND THE SOUTH QUARTER OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SLB&M, SAID PROPERTY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 17; THENCE S.00°03'06"E. ALONG THE SECTION LINE A DISTANCE OF 1353.19 FEET AND WEST A DISTANCE OF 471.04 FEET TO THE REAL POINT OF BEGINNING;

THENCE WEST A DISTANCE OF 49.00 FEET; THENCE NORTH A DISTANCE OF 37.00 FEET; THENCE EAST A DISTANCE OF 49.00 FEET; THENCE SOUTH A DISTANCE OF 37.00 FEET TO THE POINT OF BEGINNING. CONTAINING 0.04 ACRES OF LAND

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED ARE THE OWNER(S) OF THE ABOVE DESCRIBED TRACT OF LAND, AND HEREBY CAUSE THE SAME TO BE DIVIDED INTO LOTS, PARCELS AND STREETS, TOGETHER WITH EASEMENTS AS SET FORTH TO BE HEREAFTER KNOWN AS AND DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL ROADS AND OTHER AREAS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. THE UNDERSIGNED OWNER(S) ALSO HEREBY CONVEY TO ANY AND ALL PUBLIC UTILITY COMPANIES A NON-EXCLUSIVE PERPETUAL EASEMENT OVER THE PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITY LINES AND FACILITIES.

IN WITNESS WHEREOF, WE HAVE HERE UNTO SET OUR HANDS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20 \_\_\_\_.

SIGNATURE \_\_\_\_\_ PRINT NAME \_\_\_\_\_ TITLE &  
ENTITY \_\_\_\_\_  
SIGNATURE \_\_\_\_\_ PRINT NAME \_\_\_\_\_ TITLE &  
ENTITY \_\_\_\_\_

ACKNOWLEDGEMENT

STATE OF UTAH } S.S.  
COUNTY OF UTAH }  
ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20 \_\_\_\_ , PERSONALLY  
APPEARED BEFORE ME,

WHO BEING DULY SWORN OR AFFIRMED, DID SAY THAT HE/SHE/THEY SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY AND FOR THE PURPOSES THEREIN MENTIONED.

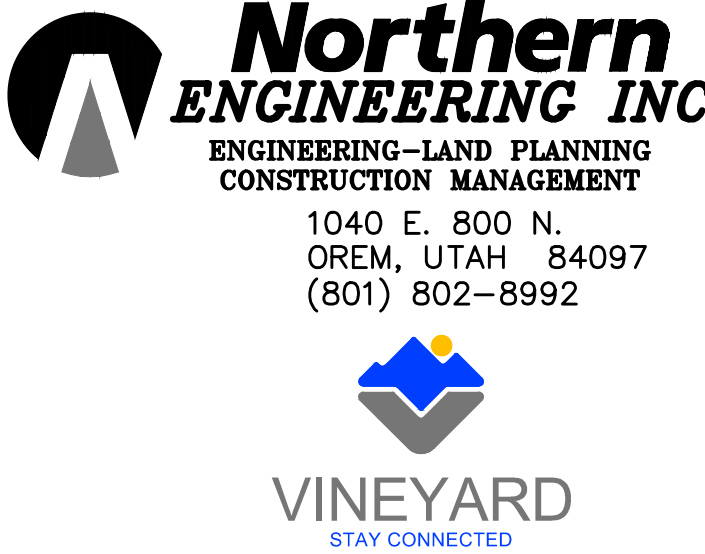
NOTARY PUBLIC \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_

ACCEPTANCE BY LEGISLATIVE BODY

VINEYARD PLANNING COMMISSION CHAIR	VINEYARD ATTORNEY
DATE: ____/____/____	DATE: ____/____/____
VINEYARD ENGINEER	CITY MANAGER
DATE: ____/____/____	DATE: ____/____/____
CLERK/RECORDER	
DATE: ____/____/____	

EDGEWATER AT GENEVA  
PHASE THIRTEEN  
A PLANNED UNIT DEVELOPMENT  
(AN AMENDMENT OF THE EDGEWATER AT GENEVA PHASE ONE)

LOCATED IN SECTION 17  
T.6S., R.2E., S.L.B.&M.  
TOWN OF VINEYARD  
SCALE: 1" = 10 FEET UTAH COUNTY, UTAH 1 OF 1



**Vineyard City**  
**Budgeting Worksheet**  
**10 General Fund - 07/01/2018 to 06/30/2019**  
**100.00% of the fiscal year has expired**

	2016 Actual	2017 Actual	2018 Actual	2018 Budget	2019 Actual	Original Budget	Revised Budget	Worksheet Notes
<b>Change In Net Position</b>								
<b>Revenue:</b>								
<b>Taxes</b>								
3110 PROPERTY TAXES	1,124,352	1,511,529	1,847,798	1,800,000	0	2,000,000	2,000,000	
3130 SALES TAXES	310,548	572,252	561,820	640,000	0	784,400	784,400	
3138 FRANCHISE TAX	281,701	278,766	260,158	311,800	0	311,800	311,800	
<b>Total Taxes</b>	<b>1,716,601</b>	<b>2,362,547</b>	<b>2,669,776</b>	<b>2,751,800</b>	<b>0</b>	<b>3,096,200</b>	<b>3,096,200</b>	
<b>Licenses and permits</b>								
3210 BUSINESS LICENSES AND PERMITS	10,130	13,701	11,387	12,000	0	15,000	15,000	
3221 BUILDING PERMITS	903,601	2,028,116	1,314,419	1,300,000	0	1,000,000	1,000,000	
<b>Total Licenses and permits</b>	<b>913,731</b>	<b>2,041,817</b>	<b>1,325,806</b>	<b>1,312,000</b>	<b>0</b>	<b>1,015,000</b>	<b>1,015,000</b>	
<b>Intergovernmental revenue</b>								
3356 CLASS "C" ROAD FUND ALLOTMENT	26,251	78,070	120,865	150,000	0	175,000	175,000	
3360 GRANTS	0	0	41,230	82,460	0	82,400	82,400	
<b>Total Intergovernmental revenue</b>	<b>26,251</b>	<b>78,070</b>	<b>162,095</b>	<b>232,460</b>	<b>0</b>	<b>257,400</b>	<b>257,400</b>	
<b>Charges for services</b>								
3410 DEVELOPMENT FEES	361,688	487,812	438,860	450,000	0	450,000	450,000	
3510 SANITATION FEES	85,160	132,114	178,554	176,400	0	243,000	243,000	
3520 INSPECTION FEES	202,116	214,311	61,891	150,000	0	150,000	150,000	
3530 RECREATION FEES	0	0	0	0	0	45,600	45,600	
<b>Total Charges for services</b>	<b>648,964</b>	<b>834,237</b>	<b>679,305</b>	<b>776,400</b>	<b>0</b>	<b>888,600</b>	<b>888,600</b>	
<b>Fines and forfeitures</b>								
3710 LAW ENFORCEMENT FINES & FEES	17,863	36,358	0	25,000	0	25,000	25,000	
<b>Total Fines and forfeitures</b>	<b>17,863</b>	<b>36,358</b>	<b>0</b>	<b>25,000</b>	<b>0</b>	<b>25,000</b>	<b>25,000</b>	
<b>Interest</b>								
3660 INTEREST EARNINGS	37,545	112,663	94,199	100,000	0	100,000	100,000	
<b>Total Interest</b>	<b>37,545</b>	<b>112,663</b>	<b>94,199</b>	<b>100,000</b>	<b>0</b>	<b>100,000</b>	<b>100,000</b>	
<b>Miscellaneous revenue</b>								
3620 RENTS AND CONCESSIONS	1,125	975	1,650	4,000	0	4,000	4,000	
3640 HISTORY BOOK	210	300	30	0	0	0	0	
3681 DONATIONS FROM PRIVATE SOURCES	3,300	1,049	1,238	1,000	0	1,000	1,000	
3690 SUNDRY REVENUES	168	1,328	2,532	0	0	0	0	
<b>Total Miscellaneous revenue</b>	<b>4,803</b>	<b>3,652</b>	<b>5,450</b>	<b>5,000</b>	<b>0</b>	<b>5,000</b>	<b>5,000</b>	
<b>Contributions and transfers</b>								
3699 EXCESS BEG. FUND APPROPRIATION	0	0	0	2,841,300	0	150,000	150,000	
<b>Total Contributions and transfers</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>2,841,300</b>	<b>0</b>	<b>150,000</b>	<b>150,000</b>	
<b>Total Revenue:</b>	<b>3,365,758</b>	<b>5,469,344</b>	<b>4,936,631</b>	<b>8,043,960</b>	<b>0</b>	<b>5,537,200</b>	<b>5,537,200</b>	
<b>Expenditures:</b>								
<b>General government</b>								
<b>Administrative</b>								
4311 Admin SALARIES AND WAGES	371,373	340,010	354,121	392,700	0	466,000	466,000	
4313 Admin EMPLOYEE BENEFITS	82,462	68,934	65,093	101,500	0	117,000	117,000	
4321 Admin BOOKS/SUBSCRIPTIONS/MEMBERSHP	6,746	7,004	9,277	9,800	0	9,800	9,800	

**Vineyard City**  
**Budgeting Worksheet**  
**10 General Fund - 07/01/2018 to 06/30/2019**  
**100.00% of the fiscal year has expired**

	2016 Actual	2017 Actual	2018 Actual	2018 Budget	2019 Actual	Original Budget	Revised Budget	Worksheet Notes
4322 Admin PUBLIC NOTICES	1,285	2,020	2,108	3,000	0	3,000	3,000	
4323 Admin TRAVEL	6,974	14,680	10,638	20,300	0	20,300	20,300	
4324 Admin OFFICE SUPPLIES AND EXPENSE	15,559	38,243	13,384	24,500	0	16,500	16,500	
4325 Admin EQUIPMENT-SUPPLIES & MAINT	3,222	45,793	0	55,000	0	0	0	
4326 Admin INFORMATION SYSTEMS	35,374	72,476	35,081	50,500	0	50,500	50,500	
4327 Admin UTILITIES	33,260	54,751	48,092	75,900	0	75,900	75,900	
4328.0 Admin ADMINISTRATIVE COSTS	112,293	32,247	23,990	37,000	0	17,300	17,300	
4333 Admin EDUCATION & TRAINING	15,907	7,874	7,706	16,400	0	11,300	11,300	
4342 Admin BANK CHARGES	5,468	8,642	9,877	13,800	0	13,800	13,800	
4349 Admin ELECTIONS	1,606	62	5,412	6,000	0	0	0	
4351 Admin INSURANCE AND SURETY BONDS	20,628	38,154	30,749	41,500	0	39,500	39,500	
4374 Admin Capital Outlay	0	0	2,750,197	2,751,000	0	0	0	
<b>Total Administrative</b>	<b>712,157</b>	<b>730,890</b>	<b>3,365,725</b>	<b>3,598,900</b>	<b>0</b>	<b>840,900</b>	<b>840,900</b>	
<b>Non-Departmental</b>								
5031.1 Prof & Tech Services PLANNER	39,610	3,625	7,407	32,500	0	57,500	57,500	
5031.2 Prof & Tech Services ENGINEER	288,606	263,084	84,776	125,000	0	50,000	50,000	
5031.4 Prof & Tech Services AUDITOR	7,600	7,600	8,000	8,000	0	8,000	8,000	
5032.0 Prof & Tech Services LEGAL	14,160	14,400	10,800	15,000	0	15,000	15,000	
5051.0 Prof & Tech Services LIBRARY REIM FEES	6,330	9,556	13,932	19,300	0	19,300	19,300	
<b>Total Non-Departmental</b>	<b>356,306</b>	<b>298,265</b>	<b>124,915</b>	<b>199,800</b>	<b>0</b>	<b>149,800</b>	<b>149,800</b>	
<b>Buildings and grounds</b>								
5125.0 Buildings & Grounds EQUIPMENT MAINT	22,753	17,650	12,209	25,000	0	15,000	15,000	
5126.0 Buildings & Grounds SUPPLIES & MAINT	4,787	7,974	12,961	17,000	0	36,000	36,000	
51740 Public Works Capital Outlay	51,055	76,935	22,911	45,000	0	45,000	45,000	
<b>Total Buildings and grounds</b>	<b>78,595</b>	<b>102,559</b>	<b>48,081</b>	<b>87,000</b>	<b>0</b>	<b>96,000</b>	<b>96,000</b>	
<b>Inspections</b>								
5311 Building SALARIES & WAGES	79,057	416,669	420,478	519,800	0	540,800	540,800	
5313 Building EMPLOYEE BENEFITS	0	78,081	92,925	156,800	0	162,900	162,900	
5321 Building BOOKS & MEMBERSHIPS	135	4,317	1,550	3,500	0	3,500	3,500	
5323 Building TRAVEL	0	4,190	5,029	7,200	0	7,200	7,200	
5324 Building EDUCATION & TRAINING	0	8,066	9,301	14,700	0	11,700	11,700	
5325 Building OFFICE SUPPLIES	0	30,394	4,670	22,900	0	10,900	10,900	
5326 Building EQUIPMENT & MAINT	42	1,410	1,171	3,500	0	3,500	3,500	
5327 Building CONTRACT LABOR	0	106,979	106,112	120,000	0	120,000	120,000	
<b>Total Inspections</b>	<b>79,234</b>	<b>650,106</b>	<b>641,236</b>	<b>848,400</b>	<b>0</b>	<b>860,500</b>	<b>860,500</b>	
<b>Total General government</b>	<b>1,226,292</b>	<b>1,781,820</b>	<b>4,179,957</b>	<b>4,734,100</b>	<b>0</b>	<b>1,947,200</b>	<b>1,947,200</b>	
<b>Public safety</b>								
<b>Police</b>								
5431.0 Police LAW ENFORCEMENT	119,128	291,233	309,117	577,200	0	850,100	850,100	
5431.1 Police FIRE SERVICES	284,685	412,652	507,266	610,000	0	846,500	846,500	
5431.2 Police DISPATCH	9,989	9,569	19,849	25,000	0	32,000	32,000	
<b>Total Police</b>	<b>413,802</b>	<b>713,454</b>	<b>836,232</b>	<b>1,212,200</b>	<b>0</b>	<b>1,728,600</b>	<b>1,728,600</b>	
<b>Total Public safety</b>	<b>413,802</b>	<b>713,454</b>	<b>836,232</b>	<b>1,212,200</b>	<b>0</b>	<b>1,728,600</b>	<b>1,728,600</b>	
<b>Highways and public improvements</b>								



**Vineyard City**  
**Budgeting Worksheet**  
**10 General Fund - 07/01/2018 to 06/30/2019**  
**100.00% of the fiscal year has expired**

	2016 Actual	2017 Actual	2018 Actual	2018 Budget	2019 Actual	Original Budget	Revised Budget	Worksheet Notes
<b>Highways</b>								
6011.0 Public Works SALARIES AND WAGES	61,022	106,150	117,586	125,000	0	145,000	145,000	
6013.0 Public Works EMPLOYEE BENEFITS	3,893	15,328	26,828	40,000	0	43,000	43,000	
6023.0 Public Works TRAVEL	0	0	1,492	8,300	0	8,300	8,300	
6024.0 Public Works EDUCATION & TRAINING	0	0	2,381	10,000	0	10,000	10,000	
6025.0 Public Works EQUIPMENT-SUPPLIES & MAIN	15,361	11,991	43,108	119,400	0	136,900	136,900	
6031.0 Streets PROF & TECHNICAL SERVICES	32,380	124,039	43,704	103,500	0	134,500	134,500	
6032.0 Public Works REPAIRS & MAINTENANCE	134,373	31,969	8,739	40,000	0	70,000	70,000	
<b>Total Highways</b>	<b>247,029</b>	<b>289,477</b>	<b>243,838</b>	<b>446,200</b>	<b>0</b>	<b>547,700</b>	<b>547,700</b>	
<b>Sanitation</b>								
5235.0 Santitation SERVICES	71,611	106,186	134,376	166,800	0	226,900	226,900	
<b>Total Sanitation</b>	<b>71,611</b>	<b>106,186</b>	<b>134,376</b>	<b>166,800</b>	<b>0</b>	<b>226,900</b>	<b>226,900</b>	
<b>Total Highways and public improvements</b>	<b>318,640</b>	<b>395,663</b>	<b>378,214</b>	<b>613,000</b>	<b>0</b>	<b>774,600</b>	<b>774,600</b>	
<b>Parks, recreation, and public property</b>								
<b>Recreation</b>								
7211 Parks SALARIES AND WAGES	0	0	17,127	40,700	0	82,600	82,600	
7213 Parks EMPLOYEE BENEFITS	0	0	894	7,200	0	13,300	13,300	
7248.0 Public Works DEPT SUPPLIES	1,229	35,743	6,096	15,000	0	30,000	30,000	
7260.0 Parks SUPPLIES	7,927	4,794	9,262	13,000	0	18,600	18,600	
7270.0 Parks MAINTENANCE	37,847	68,530	59,798	195,000	0	318,500	318,500	
7276.0 YOUTH COUNCIL	8,413	12,405	3,769	15,000	0	24,500	24,500	
<b>Total Recreation</b>	<b>55,416</b>	<b>121,472</b>	<b>96,946</b>	<b>285,900</b>	<b>0</b>	<b>487,500</b>	<b>487,500</b>	
<b>Total Parks, recreation, and public property</b>	<b>55,416</b>	<b>121,472</b>	<b>96,946</b>	<b>285,900</b>	<b>0</b>	<b>487,500</b>	<b>487,500</b>	
<b>Transfers</b>								
9505.0 TRANSFER TO CAPITAL PROJ FUND	800,000	3,261,600	0	1,198,760	0	599,300	599,300	
<b>Total Transfers</b>	<b>800,000</b>	<b>3,261,600</b>	<b>0</b>	<b>1,198,760</b>	<b>0</b>	<b>599,300</b>	<b>599,300</b>	
<b>Total Expenditures:</b>	<b>2,814,150</b>	<b>6,274,009</b>	<b>5,491,349</b>	<b>8,043,960</b>	<b>0</b>	<b>5,537,200</b>	<b>5,537,200</b>	
<b>Total Change In Net Position</b>	<b>551,608</b>	<b>(804,665)</b>	<b>(554,718)</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	

**Vineyard City**  
**Budgeting Worksheet**  
**23 Impact Fees - 07/01/2018 to 06/30/2019**  
**100.00% of the fiscal year has expired**

	2016 Actual	2017 Actual	2018 Actual	2018 Budget	2019 Actual	Original Budget	Revised Budget	Worksheet Notes
<b>Change In Net Position</b>								
<b>Revenue:</b>								
<b>Interest</b>								
3810.0 INTEREST EARNINGS - PUBLIC SAF	367	0	0	0	0	0	0	
3820.0 INTEREST EARNINGS - ROADWAY	4,716	18,500	26,271	6,000	0	6,000	6,000	
3840.0 INTEREST EARNINGS - STORM SYST	4	6	7	0	0	0	0	
<b>Total Interest</b>	<b>5,087</b>	<b>18,506</b>	<b>26,278</b>	<b>6,000</b>	<b>0</b>	<b>6,000</b>	<b>6,000</b>	
<b>Miscellaneous revenue</b>								
3120.0 ROADWAY FACILITIES	887,385	1,589,437	1,161,193	1,200,000	0	1,200,000	1,200,000	
3150.0 STORM & GROUND WATER FACILTIES	67,499	48,528	27,297	50,000	0	50,000	50,000	
3890 EXCESS BEG. FUND APPROPRIATION	0	0	0	540,000	0	1,794,000	1,794,000	
<b>Total Miscellaneous revenue</b>	<b>954,884</b>	<b>1,637,965</b>	<b>1,188,490</b>	<b>1,790,000</b>	<b>0</b>	<b>3,044,000</b>	<b>3,044,000</b>	
<b>Total Revenue:</b>	<b>959,971</b>	<b>1,656,471</b>	<b>1,214,768</b>	<b>1,796,000</b>	<b>0</b>	<b>3,050,000</b>	<b>3,050,000</b>	
<b>Expenditures:</b>								
<b>Miscellaneous</b>								
4061.0 ROADWAY FACILITIES	117,240	275,193	1,630,767	1,740,000	0	3,000,000	3,000,000	
4064.0 STORM & GROUND WATER FACILTIE	66,389	45,832	25,275	50,000	0	50,000	50,000	
<b>Total Miscellaneous</b>	<b>183,629</b>	<b>321,025</b>	<b>1,656,042</b>	<b>1,790,000</b>	<b>0</b>	<b>3,050,000</b>	<b>3,050,000</b>	
<b>Total Expenditures:</b>	<b>183,629</b>	<b>321,025</b>	<b>1,656,042</b>	<b>1,790,000</b>	<b>0</b>	<b>3,050,000</b>	<b>3,050,000</b>	
<b>Total Change In Net Position</b>	<b>776,342</b>	<b>1,335,446</b>	<b>(441,274)</b>	<b>6,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	

**Vineyard City**  
**Budgeting Worksheet**  
**25 Redvelopment Agency - 07/01/2018 to 06/30/2019**  
**100.00% of the fiscal year has expired**

	2016 Actual	2017 Actual	2018 Actual	2018 Budget	2019 Actual	Original Budget	Revised Budget	Worksheet Notes
<b>Change In Net Position</b>								
<b>Revenue:</b>								
<b>Taxes</b>								
3110 PROPERTY TAX INCREMENT	3,758,914	5,703,340	6,786,593	6,786,593	0	8,097,000	8,097,000	
3112 PROPERTY TAX HOUSING	1,029,840	0	0	0	0	0	0	
3113 PROPERTY TAX ADMIN	360,444	364,043	357,189	357,189	0	337,400	337,400	
<b>Total Taxes</b>	<b>5,149,198</b>	<b>6,067,383</b>	<b>7,143,782</b>	<b>7,143,782</b>	<b>0</b>	<b>8,434,400</b>	<b>8,434,400</b>	
<b>Interest</b>								
3660 INTEREST INCOME	162,581	335,306	640,902	500,000	0	500,000	500,000	
<b>Total Interest</b>	<b>162,581</b>	<b>335,306</b>	<b>640,902</b>	<b>500,000</b>	<b>0</b>	<b>500,000</b>	<b>500,000</b>	
<b>Miscellaneous revenue</b>								
3430 ADMINISTRATIVE COSTS	67,035	34,875	0	0	0	0	0	
3820 BOND PROCEEDS	16,157,372	15,576,000	30,552,034	30,000,000	0	0	0	
<b>Total Miscellaneous revenue</b>	<b>16,224,407</b>	<b>15,610,875</b>	<b>30,552,034</b>	<b>30,000,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	
<b>Contributions and transfers</b>								
3960 EXCESS BEG. FUND APPROPRIATION	0	0	0	0	0	20,500,300	20,500,300	
<b>Total Contributions and transfers</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>20,500,300</b>	<b>20,500,300</b>	
<b>Total Revenue:</b>	<b>21,536,186</b>	<b>22,013,564</b>	<b>38,336,718</b>	<b>37,643,782</b>	<b>0</b>	<b>29,434,700</b>	<b>29,434,700</b>	
<b>Expenditures:</b>								
<b>Miscellaneous</b>								
5500 RDA Salaries & Wages	80,615	161,174	145,005	185,100	0	185,100	185,100	
5510 Employee Benefits	19,105	30,789	32,018	53,100	0	53,100	53,100	
5520 PUBLIC NOTICES	1,523	0	0	2,000	0	2,000	2,000	
5531 PROF & TECH - GENERAL	74,729	60,981	28,231	57,600	0	27,600	27,600	
5532 PROF & TECH - PLANNER	3,746	1,272	0	0	0	50,000	50,000	
5533 PROF & TECH - ENGINEER	119,849	250,140	118,396	150,000	0	150,000	150,000	
5534 PROF & TECH - FIN PLAN	153,500	140,580	33,150	33,200	0	12,000	12,000	
5535 PROF & TECH - AUDITOR	2,400	2,400	4,000	4,000	0	4,000	4,000	
5537 ADMINISTRATIVE FEE	72,226	0	0	0	0	0	0	
5540 HOUSING FUND	0	249,683	39,970	280,000	0	140,000	140,000	
5542 TIFF PAYMENTS	27,208	700,313	1,024,712	1,665,000	0	2,880,200	2,880,200	
5600 Bond issuance costs	0	0	106,650	115,000	0	0	0	
8010 DEBT PRINCIPAL PAYMENTS	688,000	20,469,000	1,462,580	3,371,000	0	2,951,000	2,951,000	
8020 DEBT INTEREST PAYMENT	597,636	1,046,417	672,194	1,516,900	0	1,579,700	1,579,700	
9070 CAPITAL PROJECTS	2,881,806	2,720,568	3,622,233	10,611,000	0	21,400,000	21,400,000	
<b>Total Miscellaneous</b>	<b>4,722,343</b>	<b>25,833,317</b>	<b>7,289,139</b>	<b>18,043,900</b>	<b>0</b>	<b>29,434,700</b>	<b>29,434,700</b>	
<b>Transfers</b>								
9680 Budgeted Increase in Fund Balance	0	0	0	19,599,882	0	0	0	
<b>Total Transfers</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>19,599,882</b>	<b>0</b>	<b>0</b>	<b>0</b>	
<b>Total Expenditures:</b>	<b>4,722,343</b>	<b>25,833,317</b>	<b>7,289,139</b>	<b>37,643,782</b>	<b>0</b>	<b>29,434,700</b>	<b>29,434,700</b>	
<b>Total Change In Net Position</b>	<b>16,813,843</b>	<b>(3,819,753)</b>	<b>31,047,579</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	

**Vineyard City**  
**Budgeting Worksheet**  
**45 Park Capital Projects - 07/01/2018 to 06/30/2019**  
**100.00% of the fiscal year has expired**

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**Vineyard City**  
**Budgeting Worksheet**  
**49 Capital Projects - 07/01/2018 to 06/30/2019**  
**100.00% of the fiscal year has expired**

	2016 Actual	2017 Actual	2018 Actual	2018 Budget	2019 Actual	Original Budget	Revised Budget	Worksheet Notes
<b>Change In Net Position</b>								
<b>Revenue:</b>								
<b>Contributions and transfers</b>								
3010.0 TRANSFER FROM GENERAL FUND	800,000	3,261,600	0	653,960	0	274,300	274,300	
3890 EXCESS BEG. FUND APPROPRIATION	0	0	0	3,359,010	0	637,200	637,200	
<b>Total Contributions and transfers</b>	<b>800,000</b>	<b>3,261,600</b>	<b>0</b>	<b>4,012,970</b>	<b>0</b>	<b>911,500</b>	<b>911,500</b>	
<b>Total Revenue:</b>	<b>800,000</b>	<b>3,261,600</b>	<b>0</b>	<b>4,012,970</b>	<b>0</b>	<b>911,500</b>	<b>911,500</b>	
<b>Expenditures:</b>								
<b>Miscellaneous</b>								
4031.0 PROF & TECHINAL SERVICES	0	0	486	0	0	0	0	
4032.0 CONSTRUCTION	489,167	1,398,911	271,026	718,000	0	745,000	745,000	
<b>Total Miscellaneous</b>	<b>489,167</b>	<b>1,398,911</b>	<b>271,512</b>	<b>718,000</b>	<b>0</b>	<b>745,000</b>	<b>745,000</b>	
<b>Transfers</b>								
4094.0 TRANSFER TO GENERAL FUND	0	0	0	2,750,200	0	0	0	
4096.0 TRANSFER TO WATER FUND	0	0	0	190,100	0	166,500	166,500	
4097.0 TRANSFER TO SEWER FUND	91,851	0	0	95,370	0	0	0	
4098.0 TRANSFER TO STORM WATER FUND	0	0	0	19,000	0	0	0	
4099.0 TRANSFER TO TRANSPORATION FUND	0	0	0	240,300	0	0	0	
<b>Total Transfers</b>	<b>91,851</b>	<b>0</b>	<b>0</b>	<b>3,294,970</b>	<b>0</b>	<b>166,500</b>	<b>166,500</b>	
<b>Total Expenditures:</b>	<b>581,018</b>	<b>1,398,911</b>	<b>271,512</b>	<b>4,012,970</b>	<b>0</b>	<b>911,500</b>	<b>911,500</b>	
<b>Total Change In Net Position</b>	<b>218,982</b>	<b>1,862,689</b>	<b>271,512</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	

**Vineyard City**  
**Budgeting Worksheet**  
**51 Water Fund - 07/01/2018 to 06/30/2019**  
**100.00% of the fiscal year has expired**

	2016 Actual	2017 Actual	2018 Actual	2018 Budget	2019 Actual	Original Budget	Revised Budget	Worksheet Notes
<b>Change In Net Position</b>								
<b>Revenue:</b>								
<b>Contributions and transfers</b>								
3960.0 EXCESS BEG. FUND APPROPRIATION	0	0	0	0	0	1,500,000	1,500,000	
<b>Total Contributions and transfers</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1,500,000</b>	<b>1,500,000</b>	
<b>Total Revenue:</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1,500,000</b>	<b>1,500,000</b>	
<b>Total Change In Net Position</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1,500,000</b>	<b>1,500,000</b>	
<b>Income or Expense</b>								
<b>Income From Operations:</b>								
<b>Operating income</b>								
3710.0 WATER FEES	390,882	687,095	726,032	849,700	0	1,000,300	1,000,300	
3720.0 CONNECTION FEES	115,952	268,958	168,411	161,000	0	171,000	171,000	
3730.0 RECONNECTION FEES	0	0	0	1,000	0	1,000	1,000	
<b>Total Operating income</b>	<b>506,834</b>	<b>956,053</b>	<b>894,443</b>	<b>1,011,700</b>	<b>0</b>	<b>1,172,300</b>	<b>1,172,300</b>	
<b>Operating expense</b>								
4011.0 SALARIES AND WAGES	52,291	82,515	144,054	205,600	0	238,700	238,700	
4013.0 EMPLOYEE BENEFITS	2,265	14,361	24,891	60,300	0	73,300	73,300	
4021.0 BOOKS/SUBSCRIPTIONS/MEMBERSHPS	705	975	375	1,000	0	1,000	1,000	
4023.0 TRAVEL	0	0	1,000	2,700	0	2,700	2,700	
4025.0 EQUIPMENT-SUPPLIES & MAINT	93,596	157,577	141,236	173,000	0	219,100	219,100	
4027.0 UTILITIES	857	6,255	8,346	8,700	0	8,700	8,700	
4031.0 PROF & TECHNICAL SERVICES	5,748	16,068	8,175	5,000	0	8,900	8,900	
4031.2 CUWD PROJECT WATER ALLOT FEE	20,148	5,323	5,323	30,000	0	30,000	30,000	
4031.3 OREM - FISCAL YEAR -WATER BILL	217,588	260,744	286,773	332,500	0	363,500	363,500	
4031.5 LINDON - WATER BILL	9,241	7,239	20,665	30,000	0	30,000	30,000	
4031.6 CUWCD - WATER BILL	37,560	274,054	92,876	357,000	0	357,000	357,000	
4035.0 EQUIPMENT LEASE	0	0	0	0	0	10,000	10,000	
4067.0 DEPRECIATION	68,530	68,530	0	68,530	0	0	0	
<b>Total Operating expense</b>	<b>508,529</b>	<b>893,641</b>	<b>733,714</b>	<b>1,274,330</b>	<b>0</b>	<b>1,342,900</b>	<b>1,342,900</b>	
<b>Total Income From Operations:</b>	<b>(1,695)</b>	<b>62,412</b>	<b>160,729</b>	<b>(262,630)</b>	<b>0</b>	<b>(170,600)</b>	<b>(170,600)</b>	
<b>Non-Operating Items:</b>								
<b>Non-operating income</b>								
3760.0 IMPACT FEE-CULINARY & IRRIGATIO	290,245	661,740	361,717	0	0	174,600	174,600	
3770 ADMINISTRATIVE COSTS	0	170	0	0	0	0	0	
3810.0 INTEREST EARNINGS	4,298	6,975	3,450	4,000	0	4,000	4,000	
3910 Transfer from general fund	0	0	0	190,100	0	166,500	166,500	
<b>Total Non-operating income</b>	<b>294,543</b>	<b>668,885</b>	<b>365,167</b>	<b>194,100</b>	<b>0</b>	<b>345,100</b>	<b>345,100</b>	
<b>Non-operating expense</b>								
4066.0 IMPACT FEE-CULINARY & IRRIGATI	0	0	0	0	0	1,500,000	1,500,000	
<b>Total Non-operating expense</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1,500,000</b>	<b>1,500,000</b>	
<b>Total Non-Operating Items:</b>	<b>294,543</b>	<b>668,885</b>	<b>365,167</b>	<b>194,100</b>	<b>0</b>	<b>(1,154,900)</b>	<b>(1,154,900)</b>	
<b>Total Income or Expense</b>	<b>292,848</b>	<b>731,297</b>	<b>525,896</b>	<b>(68,530)</b>	<b>0</b>	<b>(1,325,500)</b>	<b>(1,325,500)</b>	

**Vineyard City**  
**Budgeting Worksheet**  
**52 Sewer Fund - 07/01/2018 to 06/30/2019**  
**100.00% of the fiscal year has expired**

	2016 Actual	2017 Actual	2018 Actual	2018 Budget	2019 Actual	Original Budget	Revised Budget	Worksheet Notes
<b>Income or Expense</b>								
<b>Income From Operations:</b>								
<b>Operating income</b>								
3710.0 SEWER FEES	173,175	393,652	433,774	507,030	0	635,700	635,700	
<b>Total Operating income</b>	<b>173,175</b>	<b>393,652</b>	<b>433,774</b>	<b>507,030</b>	<b>0</b>	<b>635,700</b>	<b>635,700</b>	
<b>Operating expense</b>								
4011.0 SALARIES AND WAGES	38,422	65,879	80,835	111,500	0	130,200	130,200	
4013.0 EMPLOYEE BENEFITS	2,265	11,218	14,456	26,000	0	30,500	30,500	
4023.0 TRAVEL	0	0	0	900	0	900	900	
4025.0 EQUIPMENT-SUPPLIES & MAINT	19,215	12,210	60,781	101,500	0	62,500	62,500	
4027.0 UTILITIES	10,287	7,045	17,132	20,000	0	25,000	25,000	
4031.1 LINDON - SEWER BILL	2,685	1,231	3,067	5,000	0	5,000	5,000	
4031.2 OREM - SEWER BILL	33,185	44,118	27,134	37,500	0	42,500	42,500	
4031.3 TSSD- SEWER BILL	123,869	192,880	208,111	300,000	0	300,000	300,000	
4067.0 DEPRECIATION	262,772	262,774	0	262,800	0	262,800	262,800	
<b>Total Operating expense</b>	<b>492,700</b>	<b>597,355</b>	<b>411,516</b>	<b>865,200</b>	<b>0</b>	<b>859,400</b>	<b>859,400</b>	
<b>Total Income From Operations:</b>	<b>(319,525)</b>	<b>(203,703)</b>	<b>22,258</b>	<b>(358,170)</b>	<b>0</b>	<b>(223,700)</b>	<b>(223,700)</b>	
<b>Non-Operating Items:</b>								
<b>Non-operating income</b>								
3760.0 IMPACT FEE-SEWER	580,383	588,191	470,840	478,200	0	478,200	478,200	
3769.0 TSSD IMPACT FEE	0	2,784	171	0	0	0	0	
3910 Transfer from general fund	91,851	0	0	95,370	0	0	0	
<b>Total Non-operating income</b>	<b>672,234</b>	<b>590,975</b>	<b>471,011</b>	<b>573,570</b>	<b>0</b>	<b>478,200</b>	<b>478,200</b>	
<b>Total Non-Operating Items:</b>	<b>672,234</b>	<b>590,975</b>	<b>471,011</b>	<b>573,570</b>	<b>0</b>	<b>478,200</b>	<b>478,200</b>	
<b>Total Income or Expense</b>	<b>352,709</b>	<b>387,272</b>	<b>493,269</b>	<b>215,400</b>	<b>0</b>	<b>254,500</b>	<b>254,500</b>	

**Vineyard City**  
**Budgeting Worksheet**  
**53 Storm Water Fund - 07/01/2018 to 06/30/2019**  
**100.00% of the fiscal year has expired**

	2016 Actual	2017 Actual	2018 Actual	2018 Budget	2019 Actual	Original Budget	Revised Budget	Worksheet Notes
<b>Income or Expense</b>								
<b>Income From Operations:</b>								
<b>Operating income</b>								
3710 STORM WATER FEES	57,038	69,598	77,604	85,400	0	135,600	135,600	
3760 IMPACT FEE-STORM WATER	0	2,688	337	0	0	0	0	
<b>Total Operating income</b>	<b>57,038</b>	<b>72,286</b>	<b>77,941</b>	<b>85,400</b>	<b>0</b>	<b>135,600</b>	<b>135,600</b>	
<b>Operating expense</b>								
4011 SALARIES AND WAGES	40,455	48,637	55,982	66,800	0	66,800	66,800	
4013 EMPLOYEE BENEFITS	5,230	9,181	11,341	22,600	0	22,600	22,600	
4021 BOOKS/SUBSCRIPTIONS/MEMBERSHPS	0	537	430	0	0	0	0	
4023 TRAVEL	0	0	0	0	0	2,000	2,000	
4025 EQUIPMENT-SUPPLIES & MAINT	0	0	550	15,000	0	40,500	40,500	
4031 PROF & TECHNICAL SERVICES	500	550	0	0	0	0	0	
<b>Total Operating expense</b>	<b>46,185</b>	<b>58,905</b>	<b>68,303</b>	<b>104,400</b>	<b>0</b>	<b>131,900</b>	<b>131,900</b>	
<b>Total Income From Operations:</b>	<b>10,853</b>	<b>13,381</b>	<b>9,638</b>	<b>(19,000)</b>	<b>0</b>	<b>3,700</b>	<b>3,700</b>	
<b>Non-Operating Items:</b>								
<b>Non-operating income</b>								
3910 Transfer from general fund	0	0	0	19,000	0	0	0	
<b>Total Non-operating income</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>19,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	
<b>Total Non-Operating Items:</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>19,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	
<b>Total Income or Expense</b>	<b>10,853</b>	<b>13,381</b>	<b>9,638</b>	<b>0</b>	<b>0</b>	<b>3,700</b>	<b>3,700</b>	



**Vineyard City**  
**Budgeting Worksheet**  
**54 Tansportation Utility Fund - 07/01/2018 to 06/30/2019**  
**100.00% of the fiscal year has expired**

	2016 Actual	2017 Actual	2018 Actual	2018 Budget	2019 Actual	Original Budget	Revised Budget	Worksheet Notes
<b>Income or Expense</b>								
<b>Income From Operations:</b>								
<b>Operating income</b>								
3710 TRANSPORTATION UTILITY FEES	23,069	34,034	45,188	36,900	0	36,900	36,900	
<b>Total Operating income</b>	<b>23,069</b>	<b>34,034</b>	<b>45,188</b>	<b>36,900</b>	<b>0</b>	<b>36,900</b>	<b>36,900</b>	
<b>Operating expense</b>								
4011 SALARIES AND WAGES	4,268	6,506	4,640	5,400	0	5,400	5,400	
4013 EMPLOYEE BENEFITS	471	1,209	1,081	1,800	0	1,800	1,800	
4031 PROF & TECHNICAL SERVICES	0	0	0	270,000	0	345,000	345,000	
4066 IMPACT FEE-TRANSPORTATION	0	527	0	0	0	0	0	
<b>Total Operating expense</b>	<b>4,739</b>	<b>8,242</b>	<b>5,721</b>	<b>277,200</b>	<b>0</b>	<b>352,200</b>	<b>352,200</b>	
<b>Total Income From Operations:</b>	<b>18,330</b>	<b>25,792</b>	<b>39,467</b>	<b>(240,300)</b>	<b>0</b>	<b>(315,300)</b>	<b>(315,300)</b>	
<b>Non-Operating Items:</b>								
<b>Non-operating income</b>								
3910 Transfer from general fund	0	0	0	240,300	0	325,000	325,000	
<b>Total Non-operating income</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>240,300</b>	<b>0</b>	<b>325,000</b>	<b>325,000</b>	
<b>Total Non-Operating Items:</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>240,300</b>	<b>0</b>	<b>325,000</b>	<b>325,000</b>	
<b>Total Income or Expense</b>	<b>18,330</b>	<b>25,792</b>	<b>39,467</b>	<b>0</b>	<b>0</b>	<b>9,700</b>	<b>9,700</b>	

**Vineyard City**  
**Budgeting Worksheet**  
**91 General Fixed Assets - 07/01/2018 to 06/30/2019**  
**100.00% of the fiscal year has expired**

	2016 Actual	2017 Actual	2018 Actual	2018 Budget	2019 Actual	Original Budget	Revised Budget	Worksheet Notes
<b>Change In Net Position</b>								
<b>Expenditures:</b>								
<b>Miscellaneous</b>								
4100 Depn exp general government	17,829	23,024	0	0	0	0	0	
4400 Depn exp highway and public works	317,042	755,112	0	0	0	0	0	
4500 Depn exp parks and recreation	3,805	3,805	0	0	0	0	0	
<b>Total Miscellaneous</b>	<b>338,676</b>	<b>781,941</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	
<b>Total Expenditures:</b>	<b>338,676</b>	<b>781,941</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	
<b>Total Change In Net Position</b>	<b>338,676</b>	<b>781,941</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	

**Vineyard City**  
**Budgeting Worksheet**  
**95 Governmental Long-term Liabilities - 07/01/2018 to 06/30/2019**  
**100.00% of the fiscal year has expired**

	2016 Actual	2017 Actual	2018 Actual	2018 Budget	2019 Actual	Original Budget	Revised Budget	Worksheet Notes
<b>Change In Net Position</b>								
<b>Expenditures:</b>								
<b>Miscellaneous</b>								
4101 Pension expense	(18,393)	10,069	0	0	0	0	0	
<b>Total Miscellaneous</b>	<b>(18,393)</b>	<b>10,069</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	
<b>Total Expenditures:</b>	<b>(18,393)</b>	<b>10,069</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	
<b>Total Change In Net Position</b>	<b>(18,393)</b>	<b>10,069</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	



## VINEYARD CITY COUNCIL STAFF REPORT

**Date:** May 23, 2018  
**Agenda Item:** 7.2 Consideration of Design Services for a Train Station Concept Plan  
**From:** Morgan Brim, Community Development Director  
**Department:** Planning

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### Background/Discussion:

Recently the city received state funding to assist with the construction of the Vineyard Front Runner Station. UDOT is in the process of issuing an RFP for the design of the station. Due to the central role that the station will play in the development of the Vineyard's future downtown (Town Center) and overall economic viability of the city, staff is recommending hiring a design consultant to work with city leaders to formulate a concept plan we can provide UDOT to insure city comments are incorporated into the final design.

The Town Center Special Zoning District calls for the creation of gathering spaces and a promenade to add to the overall character of the development. The plan shows the promenade anchored on the east side of the project area near the station and then extending west towards the lake shoreline. The area abutting the station provides a unique opportunity as it provides a gateway for visitors into the Town Center, and ultimately the rest of the city.

The scope of the project includes:

- Facilitating a design charrette with community leaders
- Delivery of a conceptual design that incorporates the ideas and vision of the community

The city received three bids to perform the work listed above. These include:

- Saltus Architecture + Urban Design: \$4,500
- D+J Designworks: \$5,900
- GSBS Consulting: \$9,950

### Recommendation:

Staff is recommending acquiring the services of Saltus Architecture + Urban Design as they offered the lowest bid and contain the qualifications necessary to complete the project scope.



## VINEYARD CITY COUNCIL STAFF REPORT

**Fiscal Impact:** \$4,500

**Sample Motion:**

*“Motion to authorize the Mayor, or her designee, to enter into a contract with Saltus Architecture + Urban Design for design services.”*

**Attachments:**

- Three bids mentioned in the report.

**DATE** April 30, 2018

**PROJECT NAME** Vineyard Station Concept Plan

**CLIENT** Vineyard City

## PROJECT DESCRIPTION

Conceptual design of a future Frontrunner Station in Vineyard, capturing the vision of the community to share with UDOT before detailed design & development commences.

## SCOPE OF WORK

### MEETING WITH CITY

Saltus will facilitate and participate in a charrette-type work-session with the city leaders and community members as invited by the city, to capture the ideas, visions, and interests of the city for the future train station. At the beginning of the meeting, Saltus will share some precedent projects & similar concepts that have been developed in other communities to show the potential for the Vineyard train station.

### CONCEPTUAL DESIGN

Based on the feedback and information obtained in the meeting with the city, Saltus will prepare a conceptual design that combines as much of the desired intent into a cohesive design concept. The conceptual design will be presented in both 2D site plans and 3D visuals, including a navigable 3D model of the massing and key design elements.

Saltus will present this information to the city and it's invited community members for follow-up feedback. After which, Saltus will prepare a final set of conceptual design documents in a PDF package that can be presented and passed along to UDOT and any other groups that the city would like to share it with.

## BASE COMPENSATION

Based upon the scope of work noted above, our estimated fee for professional design services is: \$4,500

## CONCLUSION

We are very excited to work Vineyard city on this important piece of the future urban infrastructure. Please review this proposal and let us know if you have any feedback or concerns that we can address.

Sincerely,

Jeff Knighton, AIA, NCARB, LEED AP  
[jeff@saltusarch.com](mailto:jeff@saltusarch.com)

## PROPOSAL FOR MASTER PLANNING SERVICES FOR:

**PROJECT NAME:** Vineyard Town Center Plan  
**PROJECT LOCATION** Vineyard City, Utah  
**PROJECT NO.**

**CLIENT** Morgan Brim, Community Development Director  
**STREET ADDRESS** Vineyard City  
125 S. Main Street  
**CITY, STATE ZIP** Vineyard City, UT 84058  
**DATE** May 10, 2018

PAGE 1 of 9

### **Project Description**

D+J Designworks proposes to provide master planning services to develop a mixed-use master plan in Vineyard City, Utah. The site is located in the south west corner of the Town Center Station (TCS) zone, adjacent to the proposed UTA Frontrunner rail station (see Exhibit A). The mixed-use program components may include a multi-modal transportation facility with parking, retail, office, multi-family residential and public space. We understand this is a preliminary program, and we will work with you to refine a program that meets your needs.

At this time, the Project is zoned TCS for its intended use and the Client does not intend for the Project to be LEED certified.

### **Scope of Basic Services**

D+J Designworks will provide Master Planning Services for the project site described above. Deliverables are listed in the “Phases-Master Planning” section of this proposal. Master Planning Services will proceed based upon Client’s direction. Client will provide base mapping to scale in PDF format, which may include a site survey and topographic information for D+J Designworks’ use.

### **Qualifications and Clarification of Scope of Basic Services**

Special consultants may be required to support the design effort but are not included in the Planner’s scope or fee. We invite you to put forward consultants that you would like to be design team members. Required services for these consultants cannot accurately be determined at this time.

Civil Consultant	Community Outreach Consultant
Traffic/Transportation Planning Consultant	Site Survey Consultant
Market / Economic Consultant	Landscape Architecture Consultant
Cost Consultant	Environmental Consultant
Architecture Consultant	

### **LEED**

The fee for services concerning the implementation of LEED neighborhood and building design, material selections, systems design and administration of the LEED program is not included as a Basic Service. These services can be provided as an Additional Service upon your request. Should you elect to pursue a LEED project, we would suggest a meeting with all proposed team members, including you and the Contractor, to start the process towards determining the level of LEED participation and specific items that will be pursued.

## PROPOSAL FOR MASTER PLANNING SERVICES FOR:

**PROJECT NAME:** Vineyard Town Center Plan  
**PROJECT LOCATION** Vineyard City, Utah  
**PROJECT NO.**

**CLIENT** Morgan Brim, Community Development Director  
**STREET ADDRESS** Vineyard City  
125 S. Main Street  
**CITY, STATE ZIP** Vineyard City, UT 84058  
**DATE** May 10, 2018

PAGE 2 of 9

### **Zoning**

If the Project is not zoned for its intended use, the fee for services concerning the interaction with the Zoning office and administrators is not included in this Proposal. In the past, D+J Designworks has performed this work on an hourly basis but will be happy to provide a separate proposal if desired.

### **Phases – Basic Services**

D+J Designworks' Consultant Services for Master Planning are provided in the following phases.

#### **Phase 1: Project Kick Off, Research & Analysis**

- Kick-off meeting with Client
- Analyze base mapping, topographic and survey documents
- Review relevant planning studies and documents
- Preliminary review of zoning ordinances and design guidelines for TCS

#### **Phase 2: Working Session/Charrette with City Leadership, Community Development and Stakeholders**

- D+J Designworks will facilitate a two to three hour charrette with City leaders and stakeholders to confirm the vision and programmed uses for the Town Center Station study area. A series of exercises will explore conceptual placement of uses on two to three maps of the site. Proposed uses will be verified against the TCS zoning code of permitted uses.

#### **Phase 3: Concepts & Options**

- Develop up to two sketch concepts based upon the outcome of the charrette and Client preferences. Hand line drawings will be produced and provided in electronic format at an appropriate scale for review.

#### **Phase 4: Concept Review Meeting**

- Participate in a concept review meeting with the Client to finalize the selection of a preferred masterplan concept.

#### **Phase 5: Development of Preferred Concept**

- Further develop preferred concept based upon Client decision and comments.
- Produce final master plan, hand drawn and color rendered, illustrative drawing to scale. A black and white line drawing will be submitted for Client review prior to color rendering. We will modify the black and white draft drawing one (1) time within this Scope of Work.



## PROPOSAL FOR MASTER PLANNING SERVICES FOR:

**PROJECT NAME:** Vineyard Town Center Plan  
**PROJECT LOCATION** Vineyard City, Utah  
**PROJECT NO.**

**CLIENT** Morgan Brim, Community Development Director  
**STREET ADDRESS** Vineyard City  
125 S. Main Street  
**CITY, STATE ZIP** Vineyard City, UT 84058  
**DATE** May 10, 2018

PAGE 3 of 9

### **Deliverables: Basic Services**

The following deliverables for the Scope of Work will be provided.

- Site analysis drawings/base maps
- Facilitated charrette
- Sketch concept line drawings (maximum 2)
- One (1) illustrative color rendered master plan drawing (includes 1 revision) in .pdf format
- Coordination meetings with Client (maximum 3)

### **Schedule**

The following duration is suggested for the project schedule:

Phase 1	1 Week
Phase 2	1 Week
Phase 3	2 Weeks
Phase 4	1 Week
Phase 5	1 Week

### **Clarifications**

**In addition, we further clarify our Basic Services as follows:**

1. This proposal is based upon the phase-by-phase sequence indicated within this Proposal.
2. We have included no consultants in this proposal. Should any other such services become necessary, these fees will be in addition to those listed in this proposal. These consultant services will be an Additional Service or contracted directly by Client.
3. Environmental issues, neighborhood meetings, zoning variance services, documentation for legal filings and related services are not included as part of Master Planning Services.
4. Should it be required, cost estimating for the project will be provided solely by a Cost Consultant or a General Contractor retained by Client.

**PROPOSAL FOR MASTER PLANNING SERVICES FOR:**

**PROJECT NAME:** Vineyard Town Center Plan  
**PROJECT LOCATION** Vineyard City, Utah  
**PROJECT NO.**

**CLIENT** Morgan Brim, Community Development Director  
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125 S. Main Street  
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**DATE** May 10, 2018

**PAGE 4 of 9**

**Compensation**

**Basic Services**

Consultant proposes to provide the Master Planning Services identified above for the following Lump Sum fee schedule:

Basic Services:

Master Planning

Phase 1	Kick Off, Research & Analysis	\$ 800
Phase 2	Charrette/Working Session	\$1,100
Phase 3	Concepts & Options	\$3,000
Phase 4	Concept Review Meeting	\$ 200
Phase 5	Final Illustrative Drawing	\$ 800

Total Proposed Fee \$5,900 (Five Thousand Nine Hundred Dollars)

**Additional Services**

1. Services provided by D+J Designworks beyond those proposed herein are Additional Services and will be provided on an hourly basis at the rate of \$90 per hour. Additional Services shall include, but are not limited to, services resulting from significant change in the Project, including size, quality, complexity, the Owner's schedule or budget, or procurement method. If requested, we will provide estimates for these services for your authorization prior to proceeding with the Additional Service work effort.
2. Additional Services provided by our consultants or services provided by special consultants will be billed to you at a multiple of 1.10 times consultant's invoice.
3. Additional Services will be billed monthly based on services rendered.

## PROPOSAL FOR MASTER PLANNING SERVICES FOR:

**PROJECT NAME:** Vineyard Town Center Plan  
**PROJECT LOCATION** Vineyard City, Utah  
**PROJECT NO.**

**CLIENT** Morgan Brim, Community Development Director  
**STREET ADDRESS** Vineyard City  
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**DATE** May 10, 2018

PAGE 5 of 9

### **Reimbursable Expenses**

Customary anticipated expenses are included in compensation for Basic Services and include nominal expenses incurred by D+J Designworks in the interest of the Project. Such anticipated expenses include such items as printing, photography, mileage at the current IRS allowable rate, and postage. Reimbursable expenses, such as large scale plotting, travel, models or 3-D renderings are not included in this proposal, and will be invoiced at actual cost.

### **General Terms and Conditions**

**Standard of Care:** D+J Designworks shall perform all services under this Proposal in a reasonably skillful and prudent manner and shall exercise that degree of professional care consistent with that exercised by members of D+J Designworks' profession practicing currently under similar circumstances. D+J Designworks makes no warranties, express or implied, under this Proposal or otherwise, in connection with our services.

**Payment:** Invoices will be sent monthly based upon work completed. Interest will be added (at the current prime rate plus 12%) to invoices that have not been paid within sixty (60) days of the invoice date.

Failure to make payments due to D+J Designworks for Services and Reimbursable Expenses within sixty (60) days of the presentation of invoices, or such other time period as mutually agreed upon by D+J Designworks and the Client prior to commencement of Services, upon seven (7) days prior written notice to the Client, D+J Designworks will be entitled to terminate or, at D+J Designworks' option, suspend performance of our Services and retain any Instruments of Service for which payment is outstanding. Unless D+J Designworks receives payment in full within seven (7) days from the date of the notice, the termination, suspension and/or retention of said documents shall take effect without further notice. D+J Designworks will not be liable for damages, delays or changes, if any, arising from such termination, suspension, or retention of said documents. A dispute over any portion of D+J Designworks' invoice shall not relieve the Client's responsibility to pay the undisputed portion of the invoice in accordance with the terms of this Agreement.

**PROPOSAL FOR MASTER PLANNING SERVICES FOR:**

**PROJECT NAME:** Vineyard Town Center Plan  
**PROJECT LOCATION** Vineyard City, Utah  
**PROJECT NO.**

**CLIENT** Morgan Brim, Community Development Director  
**STREET ADDRESS** Vineyard City  
125 S. Main Street  
**CITY, STATE ZIP** Vineyard City, UT 84058  
**DATE** May 10, 2018

**PAGE 6 of 9**

**Ownership and Use of Documents:** Drawings, specifications and other documents, including those in electronic form, prepared by D+J Designworks and our consultants are Instruments of Service for use solely with respect to this Project; provided, however, that the Client shall be permitted to use the Instruments of Service for information and reference for completing the Project, including for the implementation of the master plan, as contemplated by the Client. We shall be deemed the author and owner of the Instruments of Service and shall retain all common law, statutory and other reserved rights, including copyrights. The Client agrees that all Instruments of Service furnished to the Client, which are not paid for, will be returned upon demand and will not be used by the Client for any purpose whatsoever. Any unauthorized use or modification of the Instruments of Service shall be at the Client's sole risk and the Client agrees to indemnify and hold D+J Designworks harmless for all claims, damages and expenses, including attorney's fees, arising out of such use or modification by the Client or by others acting through the Client.

**Digital Data:** If the Client wishes to obtain a copy of the Instruments of Service in electronic form ("Digital Data") for the Project, then D+J Designworks shall prepare a duplicate file of the Digital Data and deliver same to the Client, provided the Client's intended use of such data is acceptable to D+J Designworks. D+J Designworks shall grant the Client a limited license to make a derivative work of the database solely for such agreed purpose. Client shall not reproduce, distribute or use such files except as agreed. Any use of any kind and/or changes, conclusions, or information obtained, or derived from, or to the Digital Data will be at the sole risk of the user and without liability, risk, or legal exposure to D+J Designworks or its consultants. The Client and any other person or entity using the Digital Data agrees to release and, to the fullest extent permitted by law, defend and indemnify D+J Designworks, our consultants, and their partners, shareholders, agents and employees from and against any and all claims, demands, losses, expenses, damages, penalties, and liabilities of any kind, including, without limitation, attorneys' fees and disbursements, arising out of or relating in any way to any such use of or change to the Digital Data.

**Waiver of Consequential Damages:** D+J Designworks and the Client waive consequential damages for claims, disputes or other matters in question arising out of or relating to this Proposal or Project.

**Indemnification:** D+J Designworks and the Client agree to indemnify and hold the other harmless, and their respective officers, employees, agents and representative, from and against liability for all claims, losses, damages and expenses, including reasonable attorney's fees, to the extent that such claims, losses, damages or expenses are caused by the indemnifying party's negligent acts, errors or omissions. In the event claims, losses, damages, or expenses are caused by the joint or concurrent negligence of the Client and D+J Designworks, they shall be borne by each party in proportion to its negligence.

**PROPOSAL FOR MASTER PLANNING SERVICES FOR:**

**PROJECT NAME:** Vineyard Town Center Plan  
**PROJECT LOCATION** Vineyard City, Utah  
**PROJECT NO.**

**CLIENT** Morgan Brim, Community Development Director  
**STREET ADDRESS** Vineyard City  
125 S. Main Street  
**CITY, STATE ZIP** Vineyard City, UT 84058  
**DATE** May 10, 2018

**PAGE 7 of 9**

**Waiver:** The waiver by either party of a breach of any provisions of this Proposal shall not operate as or be construed as a waiver of any subsequent breach hereof.

**Governing Law:** The terms of this Proposal shall be governed by the laws of the principal place of business of D+J Designworks.

**Terms of Proposal and Form of Agreement:** A copy of this letter Proposal signed by the Client and D+J Designworks will serve as the agreement for this Project. The terms of this Proposal shall be binding upon the Client and D+J Designworks and their respective heirs, executors, administrators, successors and assigns. If for any reason the Client fails to accept in writing this Proposal, any conduct by the Client that recognizes the existence of a Contract pertaining to the subject matter of this Proposal shall constitute the Client's acceptance of the Proposal and all of its terms and conditions. All exhibits attached to this Proposal are expressly incorporated herein by reference.

**Schedule**

It is our understanding that design for this Project will commence within thirty (30) days, and the Services completed by this Proposal will be completed no later than six (6) months from the actual start date. This offer is with the understanding that design will continue without major interruption or delay of more than sixty (60) days between design phases. Time beyond this anticipated six (6) months of design and closeout period will be billed hourly as an Additional Service. If design does not proceed within thirty (30) days from the date of this proposal, D+J Designworks may request an adjustment in fees to cover any increases in our costs.

**PROPOSAL FOR MASTER PLANNING SERVICES FOR:**

**PROJECT NAME:** Vineyard Town Center Plan  
**PROJECT LOCATION** Vineyard City, Utah  
**PROJECT NO.**

**CLIENT** Morgan Brim, Community Development Director  
**STREET ADDRESS** Vineyard City  
125 S. Main Street  
**CITY, STATE ZIP** Vineyard City, UT 84058  
**DATE** May 10, 2018

PAGE 8 of 9

**Closing**

Morgan, please do not hesitate to call if I may answer any additional questions or clarify any issues you wish to discuss further. To confirm your acceptance of this Proposal, please execute in the space provided below and return one original copy of this Proposal to our office. We enthusiastically look forward to our association on this Project and welcome an opportunity to discuss any additional concepts or thoughts you may have.

**Offered By:**  
**D+J Designworks, LLC**

1309 Maple Lane  
Provo, Utah 84604



Deborah Jensen, AICP  
Principal/Owner

Date: May 10, 2018

**ACCEPTED BY:**  
**Vineyard City**  
125 S. Main Street  
Vineyard City, Utah 84058

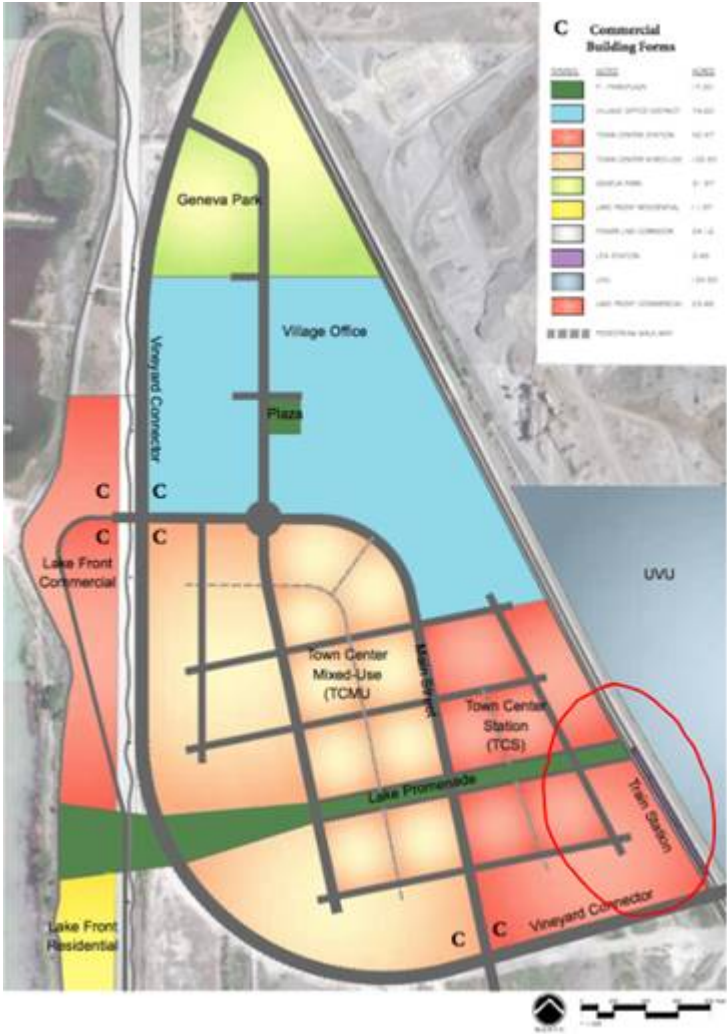
\_\_\_\_\_  
Morgan Brim, AICP  
Community Development Director

Date: \_\_\_\_\_

Attachment:  
Exhibit A: Project Study Area

**D+J Designworks, LLC, 1309 Maple Lane, Provo, UT 84604**  
[www.djdesignworks.com](http://www.djdesignworks.com) | 404.610.0752

Exhibit “A”  
Study Area



May 10, 2018

Morgan Brim, Director  
Community Development  
City of Vineyard  
125 South Main Street  
Vineyard, UT  
Via Email: [morganb@vineyardutah.org](mailto:morganb@vineyardutah.org)

Dear Morgan:

Vineyard's growth over the last 10 years has been exciting to watch. The arrival of commuter rail to the community marks an exciting transition to a more urban experience. Vineyard's path to an exciting, vibrant center in Utah County is unique in our region and deserves a unique and iconic train station to mark this important milestone.

GSBS is excited at the opportunity to work with you and other city leaders to create a train station concept that is not only functional (UDOT's goal) but uniquely Vineyard. A place that connects to planned future development in the Town Center area and the new UVU campus. This is an opportunity we are excited to be a part of.

GSBS understands the short timeframe for developing the preferred concept for the station and proposes a six-week schedule:

- |         |  |
|---------|--|
| Week 1: | Site visit, photography and base map<br>Staff-level meetings<br>Workshop invites sent                              |
| Week 2: | Workshop materials created (site map, platform piece, etc. to scale)<br>Workshop                                   |
| Week 3: | 3 Concepts developed for review by steering committee  |
| Week 4: | Steering Committee meets to review concepts<br>Preferred concept identified (one of the three or some combination) |
| Week 5: | Preferred concept preliminary sketches<br>Steering Committee reviews and approves preliminary sketches             |
| Week 6: | Concept design sketches finalized<br>Electronic versions delivered   |

As you can see this is a very tight schedule. GSBS has the in-house expertise and experience necessary to complete this project in the proposed time frame. GSBS has more than 70 design professionals including architects, landscape architects, planners, and graphic designers to support development of the Vineyard Frontrunner Station Concept Plan.

I am the Principal-in-Charge and design principal for the Vineyard Station project. I will be actively involved in the design workshop and development of the final design concept. Christine Richman is the Project Manager and your primary point of contact. Christine has more than 20 years' experience as a planner and



project manager. Jesse Allen is the Project Designer responsible for development of all working and final materials. I have attached our resumes for your review.

GSBS will provide you with electronic versions of:

- The final site design and layout, including circulation
- Two concept level elevations of the station

GSBS will complete the scope outlined above for a fixed fee of \$9,950, including electronic versions of the final deliverables.

GSBS has recently completed similar concept level designs for plazas, public areas, and streetscapes for Park City and Salt Lake City. If you would like contact information for references, please let me know.

We look forward to the opportunity to work with Vineyard on this community-defining project. If you would like to discuss our scope and fee proposal, please contact me at (801) 521-8600.

Regards,



David Brems, FAIA, LEED AP  
GSBS Consulting



## DAVID BREMS, FAIA, LEED AP BD+C

PRINCIPAL IN CHARGE // GSBS CONSULTING

### EDUCATION

Master of Architecture, University of Utah

Bachelor of Science, Psychology, University of Utah

### LICENSES AND REGISTRATIONS

Licensed Architect in Utah and 12 other states

U.S. Green Building Council LEED Accredited Professional

### HIGHLIGHTS OF RELEVANT EXPERIENCE

- The Forge Master Plan
- Pueblo of Sandia Master Plan
- Kearns Community Center Master Plan
- Park City Main Street Plaza
- 4th South Transit Oriented Development Concept Design
- Herriman City Hall and Towne Center
- Redevelopment Agency Salt Lake City—Gallivan Center  
Branding, Improvements and Retail Restoration
- Kearns Athlete Training and Event Center
- Traverse Mountain Office Park Master Plan
- Traverse Mountain Office Park Buildings 1 & 2  
(Xactware/Ancestry.com)
- Cottonwood Heights Municipal Center
- Salt Lake City Public Safety Building
- Natural History Museum of Utah

*\* projects completed prior to joining GSBS*



## CHRISTINE RICHMAN, AICP

PROJECT MANAGER // GSBS CONSULTING

### EDUCATION

Master of Business Administration, University of Utah

Master of Arts, English Literature, University of Utah

### PROFESSIONAL AFFILIATIONS

Urban Land Institute, Utah Chapter Governance Chair

American Planning Association, Member

ULI Public Private Partnerships Council - Member

Wasatch Front Regional Council Regional Growth Commissions

CDC of Utah Board President

### HIGHLIGHTS OF RELEVANT EXPERIENCE

- Murray Central Station Master Plan
- Midvale City Station Master Plan
- Kearns Community Campus Master Plan
- Pueblo of Sandia Master Plan
- Cherokee Springs Master Plan
- Park City Main Street Plaza
- Herriman City Hall and Towne Center
- Kearns Oval Area Master Plan
- Bountiful Main Street Infrastructure Plan
- Millcreek/Meadowbrook Small Area Master Plan
- Regent Street Redevelopment
- Wasatch Front Regional Council Connectivity Plan
- Southwest Transit Corridor Study



## JESSE ALLEN, AIA, ASLA

PROJECT DESIGNER // GSBS CONSULTING

### EDUCATION

Masters of Architecture, University of Utah

Bachelor of Landscape Architecture, Utah State University

### LICENSES AND REGISTRATIONS

Licensed Architect: Utah

Licensed Landscape Architect: Utah

Urban Land Institute, Member

### HIGHLIGHTS OF RELEVANT EXPERIENCE

- Murray Central Station Master Plan
- Midvale City Station Master Plan
- Regent Street Redevelopment
- Park City Main Street Plaza
- The Forge Master Plan
- Kearns Community Campus Master Plan
- Redevelopment Agency Salt Lake City—Gallivan Center  
Branding, Improvements and Retail Restoration
- Redevelopment Agency Salt Lake City—Public Market Study
- Southwest Transit Corridor Study
- Traverse Mountain Office Park Master Plan
- Traverse Mountain Office Park Buildings 1—Xactware
- Cottonwood Heights Municipal Center
- Salt Lake City Public Safety Building